

**HOUSING AUTHORITY OF NEW ORLEANS
BOARD OF COMMISSIONERS
REGULAR MEETING
FEBRUARY 27, 2018**

RESOLUTION NO. 2018-03

WHEREAS, the Louisiana Department of Environmental Quality (LDEQ) required investigation Constituents of Concern (COCs) at the B.W. Cooper Phase II site; and

WHEREAS, subsequently, a Risk Evaluation/ Corrective Action Program (RECAP) was submitted to LDEQ in May 2016 and approved March 2017. Finally, a Corrective Action Plan (CAP) was submitted to LDEQ in May 2017 and approved July 2017. The extent of remediation is now quantified and approved for implementation by LDEQ.

WHEREAS, The results of the site investigation dictate a Corrective Action Plan (CAP) in accordance with LDEQ requirements must be implemented at the B.W. Cooper Phase II; and

WHEREAS, The CAP required by LDEQ dictates excavation and disposal of soils to an authorized waste disposal site; and

WHEREAS, River Birch Landfill is the only waste disposal site in the region authorized to dispose of the contaminated soil from the B.W. Cooper Phase II site; and

WHEREAS, HANO issued Sole Source Procurement Contract #18-912-17 on November 3rd, 2011 to procure River Birch to dispose of contaminated soil from the B.W. Cooper Redevelopment site; and

WHEREAS, A response to Sole Source Procurement Contract #18-912-17 were received from River Birch Landfill; and

WHEREAS, the proposal was received and reviewed by HANO's environmental consultant and construction managers; and

WHEREAS, River Birch Landfill demonstrated that their fee proposal was fair and reasonable; and

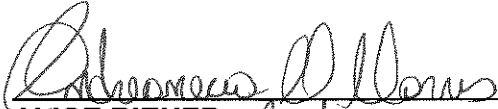
WHEREAS, HANO recommends approval of a per unit cost contract in the amount of \$20.00 per CYTM, to dispose of contaminated soil from the B.W. Cooper Redevelopment Phase II site to River Birch Landfill in an amount not to exceed One Million Eight Hundred Thousand Dollars and Zero Cents (\$1,800,000.00).

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THEREFORE BE IT RESOLVED, that the Board of Commissioners of the Housing Authority of New Orleans authorize the award of the contract to dispose of contaminated soil from the B.W. Cooper Phase II site to River Birch Landfill in the amount of \$20.00 per CYTM in an amount not to exceed One Million Eight Hundred Thousand Dollars and Zero Cents (\$1,800,000.00).

Executed this 27th day of February, 2018

APPROVAL:



VICE- ALICE RIENER- *Allice Riener M. Moers*
PRESIDENT, BOARD OF COMMISSIONERS



February 27, 2018

MEMORANDUM

**To: Board of Commissioners
President Alice Riener, Vice President Andreanecia M. Morris,
Commissioner Toni Hackett Antrum, Commissioner Donna Johnigan,
Commissioner Debra Joseph, Commissioner Vonda Rice and
Commissioner Cantrese Wilson**

**Through Gregg Fortner
Executive Director**

**From: Jennifer Adams
Director, Development and Modernization**

Re: Award of Contract – #18-912-17 B.W. Cooper Phase II Disposal of Soil

The scope of work for this procurement provides for the disposal of contaminated soil at B. W. Cooper. This procurement was conducted using the noncompetitive procurement method, in accordance with 24 CFR 200.320(f), which allows for procurements using the noncompetitive method in instances where the item/service is available only from a single source.

BW Cooper Phase I was demolished in several stages between 2004 and 2009. The construction of 410 mixed-finance housing units was completed in 2014. 303 units of 1940's public housing stock remained on the BW Cooper Phase 2 portion of the property roughly bounded by S. Tonti, Erato Street, S. Roman, and Earhart Blvd and intersected by S. Galvez Street. The units within 21 residential buildings and 3 ancillary buildings were demolished in 2015. Three (3) of the buildings on this site must remain in order to meet State Historic Preservation Office requirements. Currently, the slabs and foundations of the 21 residential buildings remain.

Further, lead impacted soils and polycyclic aromatic hydrocarbons were identified on site during environmental investigations spanning 2006-2011. In order to quantify the extent of required remediation, a site assessment was performed under Louisiana Department of Environmental Quality's (LDEQ) standards in March 2016. Subsequently, a Risk Evaluation/ Corrective Action Program (RECAP) was submitted to LDEQ in May 2016 and approved March 2017. Finally, a Corrective Action Plan (CAP) was submitted to LDEQ in May 2017 and approved July 2017. The extent of remediation is now quantified and approved for implementation by LDEQ.

This contract will provide disposal of the contaminated soils found through the soil remediation for the site.

The scope of IFB#18-912-06 includes implementation of the CAP under the direction of the Housing Authority of New Orleans (HANO)'s environmental consultant. The scope of the remediation work will consist of the following:

1. Excavation of contaminated soils
2. Transportation of contaminated soils
3. Disposal of contaminated soils to an approved disposal site
4. Infill to raise site to finish grades

In accordance with LDEQ requirements, HANO will perform remediation of contaminated soil at the B.W. Cooper Phase II site. In order to save the cost of general contractor overhead, profit, and general conditions (valued at \$250,000), HANO seeks to contract directly with the disposal site, River Birch Landfill. As River Birch is the only disposal site in the region authorized to handle the contaminated soil from the B.W. Cooper Phase II site, this will be a sole source procurement.

The exact quantity of contaminated soil to be disposed of at the River Birch Landfill will be determined in the remediation process. However, HANO's environmental consultant has estimated that 90,000 cubic yard truck measure (CYTM) of contaminated soil must be excavated over a period of approximately 150 days. Based on \$20.00 per CYTM, the estimated total cost is \$1,800,000.

CERTIFICATIONS

Finance

The Acting Finance Director has certified that the funds are available to complete the project from the HANO Funds.

Procurement

The Procurement Manager has certified that this procurement was conducted in accordance with all applicable Federal and State regulations and laws, and in accordance with HANO's procurement policy.

DBE/WBE/Section 3

The contract is for disposal fee only and does not provide the opportunity for DBE/WBE/Section 3 contracting or hiring.

HANO requests that the Board of Commissioners award the contract for the disposal of soil at BW Cooper Phase II to River Birch at a rate of \$20.00 per CYTM for an estimated 90,000 CYTM for a maximum total contract amount of One Million Eight Hundred Thousand Dollars (\$1,800,000.00).