



HOUSTON
HOUSING AUTHORITY

Transforming Lives & Communities

RESOLUTION NO. 3618

At the meeting of the Houston Housing Authority Board of Commissioners, **February 28, 2023**, the following resolution was moved by **Kris Thomas** and seconded by **Kristy Kirkendoll**:

Resolution: That the Houston Housing Authority Board of Commissioners authorizes the President & CEO or designee to negotiate, execute and make necessary changes and corrections to a contract with TRT Environmental, and make necessary changes to the Contract as required, for the demolition of the remaining Thirty-One (31) Buildings at Clayton Homes Housing Development pursuant to the memorandum dated January 24, 2023, from the Director of REID to David A. Northern, Sr. President and CEO. The Contract will be in the amount of \$ 734,527.00.

A true and accurate copy of the vote is listed below, and a true and correct copy of the Resolution that was approved is attached hereto.

Name	Aye	No	Abstain	Name	Aye	No	Abstain
L. Snowden, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	M. Miller*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
K. Kirkendoll, Vice Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. Cooksey	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
K. Thomas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	S. Ballard	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

***Absent: M. Miller**

(SEAL)



DocuSigned by:

David A. Northern, Sr.

9E0B1D8C1AF04AA

David A. Northern, Sr., Secretary
HHA Board of Commissioners



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REQUEST FOR BOARD AGENDA ITEM

1. Brief Description of Proposed Item

Consideration and/or action to authorize the President & CEO or designee to execute a contract with TRT Environmental for the demolition of thirty-one (31) buildings at the Clayton Homes Housing Development

2. Date of Board Meeting: February 28, 2023

3. Proposed Board Resolution:

Resolution: That the Houston Housing Authority Board of Commissioners authorizes the President & CEO or designee to negotiate, execute and make necessary changes and corrections to a contract with TRT Environmental for the demolition of the remaining thirty-one (31) buildings at the Clayton Homes Housing Development in an amount not to exceed \$734,527.00, pursuant to the memorandum dated January 10, 2023, from Jay Mason, Director of REID, to David A. Northern, Sr., President and CEO.

4. Department Head Approval Signature DocuSigned by:
Jay Mason
EB3ADD8781F34F3 Date: 2/24/2023

5. Statement regarding availability of funds by VP of Fiscal Operations

Funds Budgeted and Available Yes No Source _____

VP of FO Approval Signature DocuSigned by:
Mike Rogers
3FC87AD4710F42B Date: 2/24/2023

6. Approval of President & CEO

Signature DocuSigned by:
David A. Northern, Sr.
0C0B408C1AF04AA Date: 2/24/2023



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MEMORANDUM

TO: DAVID A. NORTHERN, SR., PRESIDENT & CEO
FROM: JAY MASON, DIRECTOR OF REID
SUBJECT: CONSIDERATION AND/OR ACTION TO AUTHORIZE THE PRESIDENT & CEO OR DESIGNEE TO EXECUTE A CONTRACT WITH TRT ENVIRONMENTAL TO DEMOLISH THIRTY-ONE (31) BUILDINGS AT THE CLAYTON HOMES HOUSING DEVELOPMENT.
DATE: JANUARY 10, 2023

This memorandum recommends that the Houston Housing Authority Board of Commissioners authorizes the President & CEO to take all necessary actions to negotiate, execute and make necessary changes and corrections to a contract with TRT Environmental for the demolition of the remaining thirty-one (31) buildings at the Clayton Homes Housing Development in an amount not to exceed \$734,527.00

BACKGROUND

In preparation for the Phase II of the Clayton Homes disposition to TxDOT, the Houston Housing Authority has completely vacated the Clayton Homes Housing Development, located at 1919 Runnels St, Houston, TX 77003. All residents have been relocated and utilities have been disconnected. However, with the property being vacant, the HHA is experiencing significant vandalism incidents with individuals breaking into vacant units and living on the property indefinitely. In addition, we receive a multitude of other complaints about the property, which include fires burning on the property; copper pipes and wiring being stolen; aluminum windows and screens being removed; and doors / windows being broken.

With this situation being a health and safety concern for the community, HHA has considered providing security at the property, however the proposals received were cost prohibitive (approx. \$55,000 per month). Due to the Federal Highway Administration halting all future TxDOT transactions, the ETA on the closing of Clayton Homes is unknown and thus, the duration (and costs) of having onsite security also cannot be determined at this time. In addition, HHA continues to carry overhead and maintenance costs until the sale to TxDOT is complete. Therefore, HHA would like to demolish the property in its entirety (and has competitively procured for its demolition).

The original ICE for this project was \$2,384,250.66, which was based on the costs incurred by TxDOT to demolish / remediate Phase I of the Clayton Homes disposition. Therefore, the lowest bidder is 69% below the budgeted amount.

The execution of this contract by and between TRT Environmental and the Houston Housing Authority is contingent upon TxDOT agreeing, in writing, that they will reimburse the Houston Housing Authority for all costs, inclusive of the demolition scope described in this resolution.

ADVERTISEMENT:

In December of 2022, a legal notice advertising IFB 22-50 Remediation and Demolition of Clayton Homes ("IFB 22-50") was posted in the Houston Chronicle and Forward Times Newspapers, and in the Houston Business Journal.

In addition to posting "IFB 22-50" on its website, HHA's Procurement Department sent e-mails advertising this solicitation to potential Firms on its Bidder's List; to the City of Houston Office of Business Opportunity ("OBO"); and to the Houston Minority Supplier Development Council ("HMSDC").

Interested parties were also able to access "IFB 22-50" by going to the websites of the City of Houston Office of Business Opportunity ("OBO"); the Greater Houston Black Chamber of Commerce ("GHBC"); the Houston Minority Supplier Development Council ("HMSDC"); the Houston Chapter of the National Association of Minority Contractors ("NAMC"); and to the Houston Office of the United States Small Business Administration ("SBA").

Interested parties were invited to attend a non-mandatory pre-bid conference held in-person and virtually to ask questions about "IFB 22-50", and were allowed to attend multiple site visits and ask follow-up questions.

EVALUATION PROCESS

On January 5, 2023, HHA's Procurement Department opened the following sealed bids in response to IFB 22-50:

Lo/Hi Rank	Firm/Company	M/WBE	Total Cost
1	TRT Environmental	N/A	\$734,527.00
2	AAR Incorporated	N/A	\$816,400.00
3	EZ Demolition	MBE	\$964,589.00
4	Inland Environmental	WBE	\$987,727.00
5	Alloy Group	N/A	\$ 1,078,849.00
6	Grant MacKay	N/A	\$1,249,403.00
7	RNDI	M/WBE	\$1,299,697.00
8	Alamo 1	MBE	\$1,754,980.00

References have been checked and returned positive. There are no conflicts of interest, and the firm(s) are not on the HUD Debarment List.

RECOMMENDATION

Accordingly, I recommend that the Board considers this resolution, which states:

Resolution: That the Houston Housing Authority Board of Commissioners authorizes the President & CEO to negotiate, execute and make necessary changes and corrections to a contract with TRT Environmental for the demolition of the remaining thirty-one (31) buildings at the Clayton Homes Housing Development in an amount not to exceed \$734,527.00, pursuant to the memorandum dated January 10, 2023, from Jay Mason, Director of REID, to David A. Northern, Sr., President and CEO.