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**SUBMITTAL TO THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

**SUBMITTAL DATE:**  
June 6, 2013

**FROM:** Housing Authority

**SUBJECT:** Demolition of Mobile Homes at Duroville Mobile Home Park

**RECOMMENDED MOTION:** The Board of Commissioners:

1. Approve a budget increase in the amount of \$105,000 for the demolition of mobile homes at Duroville Mobile Home Park, for a total budget of \$905,000; and
2. Authorize the Executive Director, or designee, to administer the contract, including approval of required lead based paint and asbestos abatement work in accordance with the approved budget.

**BACKGROUND:** (Commences on Page 2)

Robert Field  
Executive Director

<b>FINANCIAL DATA</b>	Current F.Y. Total Cost:	\$ 105,000	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
	Annual Net County Cost:	\$ 0	For Fiscal Year:	2012/13

<b>COMPANION ITEM ON BOARD OF SUPERVISORS AGENDA:</b> No	
<b>SOURCE OF FUNDS:</b> 2011 Tax Allocation Housing Bond Proceeds	Positions To Be Deleted Per A-30 <input type="checkbox"/>
	Requires 4/5 Vote <input type="checkbox"/>

**C.E.O. RECOMMENDATION:**

APPROVE

BY: Jennifer L. Sargent

**County Executive Office Signature**

FISCAL PROCEDURES APPROVED  
 PAUL ANGULO, CPA, AUDITOR-CONTROLLER  
 BY: *[Signature]* DATE: *5/16/13*  
 Departmental Concurrence BY: *[Signature]* DATE: *6/4/13*  
 Lisette Rose  
 NEAL R. KIPNIS  
 COUNTY COUNSEL  
 FORM APPROVED BY: *[Signature]* DATE: *5/16/13*

Dep't Recomm.:  Consent  
 Per Exec. Ofc.:  Consent  
 Policy  
 Policy

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Prev. Agn. Ref.: 10.1 of 12/11/2012 | District: 4/4 | Agenda Number:

**BACKGROUND:**

On December 11, 2012, the Board of Commissioners approved a budget of \$800,000, for the abatement and removal of mobile homes at Duroville Mobile Home Park (Duroville), in connection with the closure of the Duroville Mobile Home Park. Families that are relocated from Duroville to Mountain View through the Housing Authority's Mobile Home Tenant Loan (MHTL) Program are required to deed over their old mobile homes to the Housing Authority. After the deeds are transferred, the Housing Authority has a responsibility to properly dispose of the mobile homes. When the Board of Commissioners approved the \$800,000 budget, the budget included a \$341,000 contract with National Demolition Contractors for the demolition of all the mobile homes; \$34,100 in contingency; \$304,900 for lead based paint and asbestos abatement to be performed by National Demolition Contractors; and \$120,000 for inspection fees.

Currently 48 out of the 69 mobile homes the Housing Authority has removed from the Duroville site have required asbestos abatement, at an average cost of \$3,800/per unit, for a total of \$184,512 for asbestos abatement work to date. Due to the condition and age of the mobile homes vacated by the families, the average cost to abate the asbestos found in the units exceeded staff's initial estimates. There is currently a remaining balance of \$120,388 in the budget for asbestos abatement. Due to the fact that there is approximately an additional 91 units to be removed from the Duroville site, staff is requesting to increase the project budget by an additional \$105,000, for a total of \$905,000, and approve the project budget as follows:

Demolition and Disposal	\$ 341,000.00
Contingency	\$ 0
Lead-Based Paint and Asbestos Abatement	\$ 436,442.78
Inspection and Fees	\$ 127,557.22
<b>Total:</b>	<b>\$ 905,000</b>

The mobile homes that the Housing Authority is responsible for disposing of are tested for lead based paint and asbestos once the families vacate the mobile home. If lead or asbestos abatement is required, National Demolition Contractors is required to submit a change order for the abatement work in accordance with the contract, which must be approved by the Housing Authority.

Pursuant to Board direction, Supervisor Benoit wrote a letter to the Bureau of Indian Affairs (BIA) requesting a reimbursement of demolition and removal costs associated with this project. The BIA responded and denied the request. The BIA's stated reason for the denial was that the County, per the Housing Authority's MHTL program, is responsible for removing and disposing the mobile homes for people participating in the MHTL program.

County Counsel has reviewed and approved as to form.

**FINANCIAL DATA:**

The Successor Agency 2011 Tax Allocation Housing Bond Proceeds is the funding for this activity and is identified in the Recognized Obligation Payment Schedule I, II, III and 13-14A. The Housing Authority has budgeted this expense in the FY 2012/13 budget.

Attachments:  
None