



# AGENDA REPORT

Economic Development  
Richmond Housing Authority

<b>DATE:</b>	November 18, 2025
<b>TO:</b>	Chair Martinez and Members of the Board of Commissioners of the Richmond Housing Authority (RHA)
<b>FROM:</b>	Antoinette Terrell, RHA Executive Director Nannette Beacham, Director of Economic Development Gregory Palomino, Administrative Assistant
<b>Subject:</b>	Contract with Bay Hawk, Inc. for Pavement, Curbing, Sidewalk and Walkway Restoration Services
<b>FINANCIAL IMPACT:</b>	The proposed total two-year contract not-to-exceed \$275,200 will be funded through a combination of Housing and Urban Development (HUD) Capital Fund Grant, RHA's annual allocation of operating subsidy and rental income from Public Housing Tenants. Fiscal Year (FY) 2026: \$200,000 Fiscal Year (FY) 2026: \$75,200 (Account String: 42141191-500536)
<b>PREVIOUS COUNCIL ACTION:</b>	None.
<b>STATEMENT OF THE ISSUE:</b>	The sidewalks and walkways at Nystrom Village and the Hacienda Excess Lot are deteriorating and require significant repairs and replacements to maintain safe and accessible conditions for residents and visitors.

<b>RECOMMENDED ACTION:</b>	ADOPT a resolution and APPROVE a two-year contract with Bay Hawk, Inc. for pavement, curbing, sidewalk, and walkway restoration in an amount not to exceed \$275,200, commencing November 19, 2025, and ending November 19, 2027 – Richmond Housing Authority (Antoinette Terrell/Greg Palamino/Nannette Beacham 510-621-1300).
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**DISCUSSION:**

The Richmond Housing Authority (RHA) has identified a pressing need to restore and replace deteriorating sidewalks, walkways, curbing, and pavement at Nystrom Village and the Hacienda Excess Lot. These conditions pose safety concerns for residents and visitors, particularly related to accessibility and trip hazards.

On July 15, 2025, RHA released a Request for Proposals (RFP) for pavement, curbing, sidewalk, and walkway restoration services (Attachment 1). The RFP was due on August 19, 2025. A total of nine-hundred two (902) vendors were notified, and twenty-six (26) prospective bidders downloaded the solicitation package (Attachment 2). A mandatory pre-bid meeting and site walk was held on July 31, 2025, at 10:00 a.m., with eleven (11) contractors in attendance.

Despite the outreach and the initial interest only one valid bid was received by the submission deadline. Staff reviewed the proposal and determined the bid to be reasonable based on the current market rates for this type of work.

Following the bid submission, staff conducted additional site measurements with the vendor. It is estimated that approximately 7,200 square feet of sidewalks and walkways between Nystrom Village and the Hacienda Excess Lot require replacement, all eight (8) curb ramps near the parking lots need to be replaced, and approximately 80 linear feet of sidewalk must be ground down to mitigate trip hazards.

The vendor’s bid established the following cost estimates in the table below:

<b>Item</b>	<b>Quantity / Calculation</b>	<b>Cost per Unit</b>	<b>Subtotal</b>
Sidewalk & walkway replacements	7,200 sq. ft. × \$30/sq. ft.	\$30/sq. ft.	\$216,000
Curb ramp replacements	8 curbs × \$7,000/curb	\$7,000/curb	\$56,000
Sidewalk grinding	80 LF × \$40/LF	\$40/LF	\$3,200
<b>Total Project Cost</b>			<b>\$275,200</b>

Therefore, staff are requesting that the Board of Commissioners adopt a resolution to approve the contract with Bay Hawk, Inc. in the amount not to exceed \$275,200, and commencing November 19, 2025, and terminating November 19, 2027 (Attachment 4 and 5).

**DOCUMENTS ATTACHED:**

- Attachment 1 – Sidewalk RFP
- Attachment 2 – BidSummary131889 (Sidewalks)
- Attachment 3 – Bay Hawk, Inc. Bid
- Attachment 4 – RHA Sidewalk Resolution
- Attachment 5 – Proposed Contract