



TACOMA HOUSING AUTHORITY

RESOLUTION 2015-05-27(1)

Date: May 27, 2015
To: THA Board of Commissioners
From: Michael Mirra
Executive Director
Re: Renovation and Sale of Market Rate Scattered Sites Units

Background

On Jan 28, 2015 the BOC approved resolution number 2015-1-28 for the repair and sale of THA's ten (10) Market Rate scattered site homes. This Resolution would authorize the Executive Director to negotiate a contract with MAD Construction to renovate five (5) of the ten (10) market rate homes and, if those negotiations are successful, to execute it. If those negotiations are not successful this resolution would also authorize him to negotiate and execute a contract with Rainbow International.

THA staff advertised an Invitation to Bid (ITB) for interested General Contractors to provide THA with competitive bids to perform the work on five (5) of THA's Market Rate Scattered Site Homes.

THA posted the ITB on Washington Electronic Business Solutions, (WEBS), THA's website and twelve (12) plan Centers on March 27, 2015. Two (2) firms responded to the ITB by the due date of April 15, 2015. THA's RED staff reviewed the proposals and found both bids to be responsive and responsible. Staff is recommending entering into an agreement with MAD Construction to provide services, as they are the least expensive.

The results are as follows:

MAD Construction	\$362,200.00
Rainbow International	\$384,100.00

Due to timing of the bid openings and allowing adequate time to complete due diligence on the low bidder, staff was not able to present a resolution before the BOC in April for this project. To move forward in a timely manner, staff issued a contract for 1211 Trafton for \$23,600, plus contingency of \$4,720. This home has the least repairs and can be ready for marketing quickly.

The second contract will be for the remaining amount of the original \$362,200 bid. This contract will be for \$338,600 plus contingency of \$67,720.00 for a total of \$406,320.00.

THA estimates that selling the five homes will bring in \$673,500, net of renovation and sales costs.

Recommendation

Approve Resolution 2015-05-27(1) authorizing the Executive Director to negotiate a contract with MAD Construction in the amount of \$338,600 plus a contingency amount of \$67,720 and if those negotiations are successful, to execute the contract.. The total amount of the contract is not to exceed \$406,320. If those negotiations are not successful, he is authorized to negotiate and execute a contract with Rainbow International.



TACOMA HOUSING AUTHORITY

RESOLUTION 2015-05-27 (1)

Market Rate Scattered Site Reconstruction Award

A RESOLUTION of the Board of Commissioners of the Housing Authority of the City of Tacoma

Whereas, On March 27, 2015 Tacoma Housing Authority (THA) Staff advertised an Invitation to Bid (ITB) for proposals from interested General Contractors to provide THA with competitive bids to perform the renovation needed for the Market Rate Scattered Sites;

Whereas, the ITB was posted on the Washington Electronic Business Solutions and THA's websites and forwarded to twelve (12) plan centers;

Whereas, two firms submitted proposals by the deadline of April 15, 2015;

Whereas, the lowest and responsive and responsible bidder was M.A.D. Construction in the amount of \$362,200;

Whereas, this resolution will authorize the Executive Director to sign a contract procuring M.A.D. Construction, LLC as the contractor to provide renovation services.

Resolved by the Board of Commissioners of the Housing Authority of the City of Tacoma, Washington as follows:

1. The Executive Director is authorized to negotiate, and if negotiations are successful, to execute a contract with M.A.D. Construction, in the amount of \$338,600 plus a contingency amount of \$67,720. The total amount of the contract is not to exceed \$406,320 including contingency, to rehabilitate five Market Rate Scattered Site Units.
2. If the negotiations with MAD Construction are not successful, he is authorized to negotiate and execute a contract with Rainbow International.

Approved: May 27, 2015


Stanley Rumbaugh, Chair