



TACOMA HOUSING AUTHORITY

RESOLUTION 2012-3-13 (1)

DATE: March 9, 2012
TO: Board of Commissioners
FROM: Michael Mirra, Executive Director
RE: 902 South L Street Administration Building 1st Floor Tenant Improvements

Background

The Board of Commissioners, as part of its adoption of the 2012 budget, approved the fix up and redesign of the first floor of the L Street Building. On February 15, 2012 THA issued an Invitation to Bid (ITB) seeking a contractor. THA published the ITB on February 15, 2012 in the Tacoma Small Business Incubator; the WEBS government projects and the Blue Book websites. THA also provided bid documents to thirteen plan centers.

The Housing Authority provided twenty-nine (29) ITB's to potential bidders. Five (5) firms submitted bids on the due date of March 6, 2012 at 2:00 pm. The bid results from lowest to highest bid are as follows:

Contractor Name	Bid Amount	Deductive Alternate #1	Deductive Alternate #2	Deductive Alternate #3	Deductive Alternate #4	RESPONSIVE BID
Shinstine Associates, LLC	\$285,000.00	\$6,000.00	\$2,800.00	\$4,000.00	\$14,300.00	Yes
TEC Construction	\$290,000.00	\$6,000.00	\$1,780.00	\$6,200.00	\$14,300.00	Yes
Reynaldo Renderos Construction, LLC	\$301,000.00	\$5,500.00	\$1,182.00	\$12,866.00	\$8,594.00	Yes
MAD Construction LLC	\$311,250.00	\$2,700.00	\$1,650.00	\$8,900.00	\$14,130.00	Yes
WestCoast Contracting, Inc.	\$344,020.00	\$6,000.00	\$1,800.00	\$1,000.00	\$11,374.00	Yes

THA evaluated the bids to determine the lowest responsive and responsible bidder. All bids were responsive and responsible. The lowest responsive and responsible bidder is Shinstine and Associates in the Base Bid Amount of \$285,000.00. This amount falls within the \$400,000.00 total budget for the project. Staff recommends awarding the contract to Shinstine and Associates, in the amount of \$285,000.00.

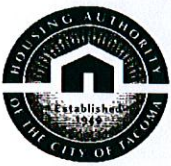
Shinstine and Associates is located in Puyallup, Washington and has extensive experience working in occupied buildings and on tenant improvement projects. They have worked with

THA on a remodel to the RED department and were the General Contractor on the ADA project several years ago. THA staff found them to be a good partner in these projects.

Funding will be provided through Moving to Work funds.

Recommendation

Approve Resolution 2012-3-13 (1) authorizing the award of Contract Number WA: 5- ADMIN BLDG – MTW-02-12 to Shinstine and Associates in the amount of \$285,000.00.



TACOMA HOUSING AUTHORITY

RESOLUTION 2012-3-13 (1) 902 South L Street Administration Building 1st Floor Tenant Improvements

Whereas, The Housing Authority of the City of Tacoma (the "Authority") solicited bids 902 South L Street Administration Building 1st Floor Tenant Improvements.

Whereas, The timely advertisements for bids were placed in the following publications, websites and dates; the Tacoma Small Business Incubator on February 15, 2012; the WEBS government projects website on February 15, 2012; bid documents were provided to 13 plan centers, and the Blue Book website on February 15, 2012.

Whereas, Twenty nine (29) companies received the bid package, five (5) bidders turned in bids;

Whereas, Bids were received in the following amounts from lowest to highest bid;

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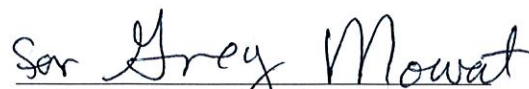
Whereas, Staff determined that the lowest responsive and responsible bidder is Shinstine and Associates; and

Whereas, Total financing for the work is from Moving to Work Funds;

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

1. The Executive Director is authorized to negotiate and execute Contract Number WA: 5-ADMIN BLDG-MTW-02-12 for tenant improvements at 902 South L Street building first floor tenant improvements with Shinstine/Associates LLC in compliance with all bid documentation requirements in the amount of \$285,000.00. If those negotiations are not successful, he is authorized to negotiated and execute a contract with the next lowest bidders in turn.

Approved: March 13, 2012


Janis Flauding, Chairman