



# TACOMA HOUSING AUTHORITY

## RESOLUTION 2012-5-23 (1)

DATE: May 23, 2012  
TO: Board of Commissioners  
FROM: Michael Mirra, Executive Director  
RE: Scattered Sites: Siding and Window Replacement

### Background

On April 20, 2012 THA issued an Invitation to Bid (ITB) for window and siding replacement at 10 Scattered Site public housing properties. The proposed improvements will replace inefficient windows and severely deteriorated siding.

The ITB was published on April 18, 2012 at the Tacoma Small Business Incubator; The WEBS government projects and the Blue Book websites. Bid documents were also provided to eleven plan centers.

The Housing Authority provided (49) IT's to potential bidders and Plan Centers. Two firms submitted bids on the due date of May 15, 2012 at 2:00 pm PST. One bid was responsive and responsible. Staff recommends awarding the contract to the responsive/responsible bidder Northwest Abatement Services, dba Stetz Construction.

The bid results from lowest to highest bid are as follows:

CONTRACTOR NAME	BID AMOUNT	UNIT PRICE #1	UNIT PRICE #2	UNIT PRICE #3	RESPONSIVE BID
Stetz Construction	\$244,323.00	\$6.00/sf	\$65.00/lf	\$210.00/ea	YES
Integrity Construction	NR	NR	NR	NR	NO

Stetz Construction is located in Lakewood, Washington and has experience working with WRB, windows and siding. Stetz Construction has completed similar work in public and private housing properties located throughout the Puget Sound area. Their scope of work includes new construction, demo, additions, plumbing, electrical, roofing, windows, siding, painting and

interior finishes. THA Staff interviewed several references and overall the references contacted returned acceptable responses with the company.

The budget in Capital funds for this project based on our estimate is \$360,000.00. This amount includes contingency funds of \$40,000.00.

**Recommendation**

Approve Resolution 2012-5-23 (1) authorizing the executive director to negotiate, and if the negotiations are successful, execute a contract with Stetz Construction in the amount of \$244,323.00 plus a not-to-exceed amount of \$45,000.00 in owner contingency.



# TACOMA HOUSING AUTHORITY

## RESOLUTION 2012-5-23(1) Window and Siding Replacements

**Whereas,** The Housing Authority of the City of Tacoma (the "Authority") solicited bids for Window and Siding Replacements;

**Whereas,** the timely advertisements for bids were placed in the following publications, websites and dates;

The ITB was published in the Tacoma Small Business Incubator and WEBS government projects website on April 18, 2012; Bid documents were provided to 12 plan centers and the Blue Book website also on April 20, 2012.

**Whereas,** (48) companies received the bid package;

**Whereas,** Bids were received in the following amounts;

CONTRACTOR NAME	BID AMOUNT	UNIT PRICE #1	UNIT PRICE #2	UNIT PRICE #3	RESPONSIVE BID
Stetz Construction	\$244,323.00	\$6.00/sf	\$65.00/lf	\$210.00/ea	YES
Integrity Construction	NR	NR	NR	NR	NO

**Whereas,** Staff determined that the lowest responsive and responsible bidder is; Stetz Construction and

**Whereas,** Total financing for the work is from Capital Funds;

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

1. Stetz Construction's bid for Contract Number WA: 5-AMP6-CFP-04-12 for Window and Siding Replacement at ten properties is fair and reasonable bid
2. The executive director is authorized to negotiate, and if those negotiations are successful, to execute a contract with Stetz Construction in compliance with all bid documentation requirements in the amount of \$244,323.00 plus a Not-to-Exceed contingency of \$45,000.00.

Approved: May 23, 2012

  
Janis Flauding, Chairman