



TACOMA HOUSING AUTHORITY

RESOLUTION 2013-3-27 (2)

Date: March 27, 2013
To: THA Board of Commissioners
From: Michael Mirra
Executive Director
Re: Property Upgrades and Renovations at Four Scattered Sites

Background

On February 1, 2013 THA issued an Invitation to Bid (ITB) for the upgrade and renovation of 6438 S. Puget Sound, 5801 Roosevelt, 120 E. Bismark and 6413 S. Pine. Work will include, structural repairs, plumbing repairs, new plumbing fixtures and upgrades, electrical repairs and upgrades, new lighting fixtures, HVAC service and replacement, interior painting, kitchen renovation, new appliances, new floor coverings, new energy efficient windows and exterior caulking and other minor improvements.

The RFP was posted on the Blue Book, the Washington Electronic Business Solutions and THA's websites.

A pre-bid conference was held on February 13, 2013. The Project Manager reviewed the scope of work and the bidding process at the conference. Eleven (11) firms attended the conference. Questions were answered via one Addendum.

Three (3) responsive bids were submitted by the deadline, February 28, 2013.

The three (3) bids were evaluated to determine the lowest responsible and responsive bidder. All three (3) bids were responsive and responsible. Staff recommends awarding the contract to Libby Builders Inc.

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

| Company | Base Bid | Deductive Bid Alt. #1 | Deductive Bid Alt. #2 | Deductive Bid Alt. #3 | Responsive-Responsible Y / N |
|----------------------|--------------|-----------------------|-----------------------|-----------------------|---------------------------------|
| LIBBY BUILDERS INC | \$104,600.00 | \$1,600.00 | \$3,000.00 | \$2,000.00 | Y |
| STETZ CONSTRUCTION | \$128,520.00 | \$2,880.00 | \$3,600.00 | \$3,895.00 | Y |
| D&B ROOFING SERVICES | \$154,909.00 | \$4,275.00 | \$7,873.00 | \$7,292.00 | Y |

Libby Builders Inc. is located in Enumclaw, Washington and has completed numerous successful projects for Tacoma Housing Authority for over 10 years. Their scope of work includes siding and window replacement, and complete interior renovations. Their past experience with THA has always been commendable.

The budget in Capital funds for this project is \$111,505.00. This amount includes contingency funds of \$15,380.00.

Recommendation

Approve Resolution 2013-3-27- (2) authorizing the Executive Director to negotiate and if those negotiations are successful to award a Contract to Libby Builders Inc. for site upgrades and renovations included in the scattered sites; multi-scope group A project in the bid amount of \$104,600.00 with a not-to-exceed amount of \$120,000.00 including contingency. If those negotiations are not successful the executive director may if he chooses negotiate and execute a contract with the next lowest responsive and responsible bidder.



TACOMA HOUSING AUTHORITY

RESOLUTION 2013-3-27 (2)

PROPERTY UPGRADES AND RENOVATIONS AT FOUR SCATTERED SITES

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

Whereas, On February 1, 2013 THA issued an Invitation to Bid (ITB) for the upgrade and renovation of 6438 S. Puget Sound, 5801 Roosevelt, 120 E. Bismark and 6413 S. Pine;

Whereas, The RFQ was posted in the Blue Book, Washington Electronic Business Solutions and on THA's website;

Whereas, Three firms (3) submitted proposals by the deadline of February 28, 2013;
The bid results from lowest to highest bid are as follows:

| Company | Base Bid | Deductive Bid Alt. #1 | Deductive Bid Alt. #2 | Deductive Bid Alt. #3 | Responsive- Responsible Y / N |
|-------------------------|--------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
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| D&B ROOFING SERVICES | \$154,909.00 | \$4,275.00 | \$7,873.00 | \$7,292.00 | Y |

Whereas, Staff determined the lowest responsive and responsible bidder is Libby Builders Inc.;

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 as follows:

authorize the Executive Director to negotiate and if those negotiations are successful to award a Contract to Libby Builders Inc. for site upgrades and renovations included in the scattered sites; multi-scope group A project in the bid amount of \$104,600.00 with a not-to-exceed amount of \$120,000.00 including contingency. If those negotiations are not successful the executive director may if he chooses negotiate and execute a contract with the next lowest responsive and responsible bidder.

Approved: March 27, 2013


Janis Flauding, Chair

CERTIFICATE

I, the undersigned, the duly chosen, qualified and acting Executive Director of the Housing Authority of the City of Tacoma (the "Authority") and keeper of the records of the Authority, CERTIFY:

1. That the attached Resolution No. 2013-3-27 (2) (the "Resolution") is a true and correct copy of the resolution of the Board of Commissioners of the Authority as adopted at a meeting of the Authority held on the 27th day of March 2013, and duly recorded in the minute books of the Authority.

2. That such meeting was duly convened and held in all respects in accordance with law, and, to the extent required by law, due and proper notice of such meeting was given; that a quorum was present throughout the meeting and a majority of the members of the Board of Commissioners of the Authority present at the meeting voted in the proper manner for the adoption of the Resolution; that all other requirements and proceedings incident to the proper adoption of the Resolution have been duly fulfilled, carried out and otherwise observed, and that I am authorized to execute this Certificate.

IN WITNESS WHEREOF, I have hereunto set my hand this 27th day of March 2013.

HOUSING AUTHORITY OF THE CITY OF
TACOMA



Michael Mirra, Executive Director