



TACOMA HOUSING AUTHORITY

RESOLUTION 2014-12-17 (7)

Date: December 17, 2014

To: THA Board of Commissioners

From: Michael Mirra
Executive Director

Re: Bergerson Terrace - Repair to 15 Ground Floor Units

Background

This resolution would authorize the executive director to negotiate and execute a contract to upgrade 15 ground floor units at Bergerson Terrace. On November 13, 2014 THA staff advertised an Invitation to Bid (ITB) from interested General Contractors to do this work.

On November 13, 2014, THA posted the ITB on Washington Electronic Business Solutions, (WEBS), THA's website and twelve (12) plan Centers. Four firms responded by the due date. THA RED staff reviewed the proposals. The results are as follows:

Company	Base Bid	Deductive Alternate #1	Bid after deduct	Responsive-Responsible Y / N
Stetz Construction	\$ 681,780.00	\$175,826.00	\$505,954.00	YES
Hilger Construction	\$ 711,350.00	\$127,346.00	\$584,004.00	YES
Lincoln Construction	\$ 652,884.00	\$20,000.00	\$632,884.00	NO
CDK Construction	\$803,200.00	\$130,000.00	\$673,200.00	YES

The budget for the construction activities, including contingency, is \$538,500.00. In order to stay within budget, it is necessary to select Deductive Alternate #1. As a result, Stetz Construction is the lowest responsive and responsible bidder. Staff also considers Lincoln's \$20,000 deductive alternate to be unreasonable and therefore nonresponsive as it is considerably lower than the engineer's estimate of \$83,000.00, as well unreasonably lower than the other bidders.

Recommendation

Approve Resolution 2014-12-17 (7) authorizing the Executive Director to negotiate and, if those negotiations are successful, to award the contract to Stetz Construction in the amount of \$505,594.00 plus contingency of \$32,906.00, as needed. The total amount of the contract is not to exceed \$538,500.00 including contingency.



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RESOLUTION 2014-12-17 (7)

Bergerson Terrace Repair to 15 Ground Floor Units

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

Whereas, On November 13, 2014 Tacoma Housing Authority (THA) staff advertised an Invitation to Bid (ITB) proposals from interested General Contractors to provide THA with competitive bids to perform upgrades to 15 ground floor units at Bergerson Terrace;

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

Whereas, Four firms submitted proposals by the deadline of November 13, 2014;

Whereas, All bids presented were over the budget of \$538,500 for the project, including contingency, necessitating the need to use Deductive Alternate 1 in order to meet the budget;

Whereas, After Deductive Alternate 1 was deducted from the base bid the lowest responsive and responsible bidder was Stetz Construction in the amount of \$505,594.00;

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

The Board authorizes the Executive Director to negotiate a contract, and if those negotiations are successful, to award the contract to Stetz Construction in the amount of \$505,594.00 plus contingency of \$32,906.00, as needed. The total amount of the contract is not to exceed \$538,500.00 including contingency for the repair of 15 ground floor units at Bergerson Terrace. If those negotiations are not successful, the Executive Director may negotiate and award a contract to Hilger, within the same cost limitations.

Approved: December 17, 2014



Stanley Rumbaugh, Chair