



TACOMA HOUSING AUTHORITY

RESOLUTION 2011-5-25 (1)

DATE: May 25, 2011
TO: Board of Commissioners
FROM: Michael Mirra, Executive Director
RE: Phase 3 Capital Fund Renovations at 2 Facilities

Background

On April 28, 2011 THA issued an Invitation to Bid (ITB) for renovation of Fawcett Apartments, Ludwig Apartments, and insulation at North K Street and North G Street Apartments. Work will include replacement of windows and siding, deck covers and other minor exterior improvements.

This work will be funded with 2009 and 2010 Capital Funds.

The ITB was published on April 28, 2011 in the Skanner and at the Tacoma Small Business Incubator; The WEBS government projects and the Blue Book websites. Bid documents were also provided to twelve plan centers.

The Housing Authority provided seven (7) ITB's to potential bidders, three firms submitted bids on the due date of May 20, 2011 at 2:00 pm PST.

The three bids were evaluated to determine the lowest responsive and responsible bidder. Two of the bids were responsive and responsible. Both of the responsive bidders submitted bids that were mathematically incorrect. Errors in addition do not preclude the contractor from being low bidder. Ref.: Procurement Handbook for Public Housing Agencies 7460.8 REV-2 - Paragraph 6.10(C) Review of Bids for Mistakes. To maintain the integrity of the sealed bidding system, a bidder shall not be permitted to correct a bid mistake after bid opening that would cause such bidder to have the low bid, unless the mistake is clearly evident from examining the bid document, such as extension of unit prices or errors in addition.

After reviewing the bid documents, and rechecking the addition, THA staff contacted the apparent low bidder CDK Construction Services; they concurred with the math error and remain the low responsive, responsible bidder.

Staff recommends awarding the contract to CDK Construction Services.

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

Company	Base Bid	Fawcett Deductive Alt. #1	Fawcett Deductive Alt. #2	Fawcett Deductive Alt. #3	Fawcett Deductive Alt. #4	Ludwig Deductive Alt. #1	Ludwig Deductive Alt. #2	Ludwig Deductive Alt. #3	Responsive- Responsible Y / N
Porter Construction	\$1,430,500.00	\$1,700.00	\$6,000.00	\$900.00	\$1,500.00	\$3,200.00	\$10,000.00	\$1,500.00	NO
CDK Construction Services	\$1,521,907.00	\$1,900.00	\$5,000.00	\$1,000.00	\$4,500.00	\$2,500.00	\$25,000.00	\$000.00	YES
Shinstine Associates	\$1,574,500.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$4,000.00	\$3,800.00	\$000.00	YES

CDK Construction Services is located in Duvall, Washington and has extensive experience working with occupied public housing and high rise buildings. Their scope of work includes siding and window replacement, and complete interior renovations. Staff interviewed references and all references returned very positive experiences with the company.

The budget from 2009/2010 Capital funds for this project is \$1,674,200.00. This amount includes contingency funds of \$152,200.00.

Funding will be provided through 2009/2010 CAPITAL FUNDS

Recommendation

Approve Resolution 2011-5-25(1) authorizing the award of Contract Number WA: 5-AMPS 1, 2, 3 - CFP-01-11 to CDK Construction Services in the amount of \$1,521,907.00 plus a not to exceed amount of \$152,200.00 in owner contingency.



TACOMA HOUSING AUTHORITY

RESOLUTION 2011-5-25 (1) 2009 & 2010 Cap Funds Renovations at 2 Facilities

Whereas, The Housing Authority of the City of Tacoma (the "Authority") solicited bids for Phase 3- Renovations at 2 Facilities;

Whereas, The timely advertisements for bids were placed in the following publications, websites and dates; the Skanner and the Tacoma Small Business Incubator on April 28, 2011; the WEBS government projects website on April 28, 2011; bid documents were provided to 13 plan centers, and the Blue Book website on April 28, 2011.

Whereas, Seven (7) companies received the bid package;

Whereas, Bids were received in the following amounts;

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

Company	Base Bid	Fawcett Deductive Alt. #1	Fawcett Deductive Alt. #2	Fawcett Deductive Alt. #3	Fawcett Deductive Alt. #4	Ludwig Deductive Alt. #1	Ludwig Deductive Alt. #2	Ludwig Deductive Alt. #3	Responsive- Responsible Y / N
Porter Construction	\$1,430,500.00	\$1,700.00	\$6,000.00	\$900.00	\$1,500.00	\$3,200.00	\$10,000.00	\$1,500.00	NO
CDK Construction Services	\$1,521,907.00	\$1,900.00	\$5,000.00	\$1,000.00	\$4,500.00	\$2,500.00	\$25,000.00	\$000.00	YES
Shinstine Associates	\$1,574,500.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$4,000.00	\$3,800.00	\$000.00	YES

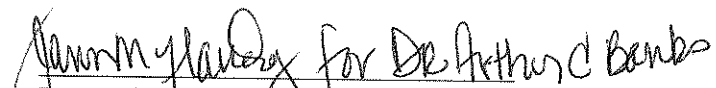
Whereas, Staff determined that the lowest responsive and responsible bidder is CDK Construction Services; and

Whereas, Total financing for the work is from 2009 & 2010 Capital 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-AMPS 1, 2, 3 - CFP-01-11 for renovation of Fawcett Apartments, Ludwig Apartments, and insulation at North K Street and North G Street Apartments with CDK Construction Services in compliance with all bid documentation requirements in the amount of \$1,521,907.00 plus a Not-to-Exceed contingency of \$152,200.00. If those negotiations are not successful he is authorized to do so with the next lowest responsive and responsible bidder or to reissue the invitation to bid and elicit more bids.

Approved: May 25, 2011


Dr. Arthur C. Banks, Chairman