



TACOMA HOUSING AUTHORITY

RESOLUTION 2022-04-27 (10)

Date: April 27, 2022
To: THA Board of Commissioners
From: April Black
Executive Director
Re: Emergency Mitigation Services

This resolution would authorize Tacoma Housing Authority's (THA) Executive Director to sign a contract with Quality Restoration d/b/a Next Level Restoration, LLC for emergency mitigation services due to fire, smoke, and water damage.

Background

On November 8, 2021, Tacoma Housing Authority (THA) issued a Request for Proposal (RFP) for Emergency Mitigation Services; Smoke, Fire and Water Damage for the properties managed and owned by THA.

The proposals were due on November 30, 2021. THA received three proposals. A committee was formed that included staff made up of Maintenance and Admin staff. The committee reviewed and scored each proposal received, with Quality Restoration being the preferred proposal. The outcome of the review process as follows:

	Total Points Possible
MAXIMUM SCORE	420
FIRM NAME	
Belfor Group	214
First OnSite Property Restoration	90
Quality Restoration, LLC	404

When Quality Restoration was notified that they had the winning proposal received, we were informed that they will be working under the parent name of Next Level, LLC (d/b/a of ServPro). We have received the appropriate documents, i.e., W-9 form, insurance and debarment check, that they were responsive and responsible proposal.

Due to the number of claims last year, we will be increasing the first year's contracts for THA's taxable and non-taxable properties. The first contract is with THA in the amount of \$50,000 for properties that are not charged taxes. The second, per the Procurement Policy contract will be for \$150,000 for properties that are charged taxes.

The amount is contract amount is higher than originally anticipated due to the number of claims last year. We typically use Next Level Restoration, LLC who have a d/b/a as Serve Pro for many services including for mitigation of water and fire damage in our units. We typically have insurance to cover damage from water and fire damage in our units. Our deductible is \$5000 per instance and usually most of the remaining damage is covered by insurance.

We are reimbursed by insurance after the work is completed and approved by the adjustor.

We require a contract with Next Level Restoration (d/b/a ServePro) to cover the full value of all the work they perform, including work that is reimbursed at a later date by insurance. We had a total of 12 insurance claims in 2021.

THA paid a total of \$35,000 in deductibles / portion for all claims in 2021.

2 were for fire damage = \$197,939 insurance reimbursement / \$10,000 in deductibles
5 were for water damage = \$146,763 insurance reimbursement / \$25,000 in deductibles

We used ServPro for a portion of the fire/water mediation on these claims. ServePro is an approved vendor with our insurance carrier (Philadelphia).

Recommendation

Approve Resolution 2022-04-27 (10) to authorize THA's Executive Director to execute a contract with Next Level Restoration, LLC (d/b/a ServPro) in the amount of \$150,000 for taxable properties and \$50,000 for non-taxable properties (Salishan 7 and the four Units in 1500 Hillside).



TACOMA HOUSING AUTHORITY

RESOLUTION 2022-04-27 (10) **(Emergency Mitigation Services)**

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

WHEREAS, On November 6, 2021, THA staff notified interested potential vendors and publicly advertised on (Washington Electronic Business Solutions (WEBS) for Emergency Mitigation Services: Fire, Water and Smoke Damage; and

WHEREAS, Three firms submitted proposals by the deadline of November 30, 2021; and

WHEREAS, The highest scoring responsible and responsive proposal was Quality Restoration; and

WHEREAS, We received documentation the business is now doing business as Next Level Restoration, LLC, (d/b/a ServPro) and we will be signing under this name; and

WHEREAS, There will be two contracts signed: one for the taxable properties in the amount of \$150,00 and the other for non-taxable properties (Salishan Seven and the four units at Hillside 1500 block; and

WHEREAS, ServePro is an approved vendor with our insurance carrier (Philadelphia); now, therefore, be it

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

THA's Executive Director is authorized to execute a contract with Next Level Restoration, LLC (d/b/a as ServPro) one in the amount of \$50,000 for non-taxable properties and \$150,000 for taxable properties for a total of \$200,000.

Approved: April 27, 2022



Stanley Rumbaugh, Chair