

Stanislaus Regional Housing Authority

Alpine ■ Amador ■ Calaveras ■ Inyo ■ Mariposa ■ Mono ■ Stanislaus ■ Tuolumne Counties

DATE: January 3, 2019
TO: Board of Commissioners
FROM: Barbara S. Kauss, Executive Director
SUBJECT: Action Item # 1 - **Consider Approving Resolution No. 18-19-21**
award of contract for the rehabilitation construction at 201 E.
Coolidge (Palm Valley).
PREPARED BY: Mary Ramirez, Asset Manager

RESOLUTION NO: **18-19-21**

RECOMMENDTION:

Staff recommends awarding Contract No. 204-18 for the Repair of Water Damage at 201 E. Coolidge Ave. to A & P Construction for the bid amount not to exceed \$1,500,000.00.

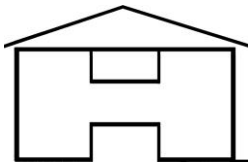
SUMMARY:

July 24, 2018 the Board of Commissions approved the rehabilitation repair work for the stairwells, landings and bridges at 201 E. Coolidge Modesto CA, commonly known as Palm Valley, and the acceptance of \$450,000 in Community Development Block Grant (CDBG) funds from the City of Modesto for the project. The Housing Authority also received \$550,000.00 in rehabilitation funds from the Stanislaus County Behavioral Health and Recovery Services (BHRS) for the project.

The Housing Authority staff solicited bids for hiring a Contractor to perform the rehabilitation repair work at 201 E. Coolidge Ave., Modesto by publishing Invitation for Bid (IFB) No. 204-18. IFB No. 204-18 progressed as follows:

- February 8, 2018: The solicitation was published online on the Housing Authority's website.
- February 8, 2018: Advertisement was emailed to 44 contractors and potential bidders, including 3 plan-room/exchange-houses.
- February 8, 2018: Published in Public Purchasing.
- February 19, 2018: A non-mandatory pre-bid meeting was held at 201 E. Coolidge, Modesto, four (4) interested persons attended.





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- February 26, 2018: The IFB closed, with one (1) firm having submitted a bid:

a) A & P Construction Turlock

Cost to repair 3 landings and one bridge is \$115,000

Stucco (including Paper/Lath/Flashing)	<u>\$165.00 /square foot</u>
Sheer panel	<u>\$25.00 /square foot</u>
2x6 Framing members	<u>\$100.00 /linear foot</u>
2X6 Pressure treated sole plate	<u>\$ 25.00 /linear foot</u>
6x6 Framing Members	<u>\$ 300.00 /linear foot</u>
6x12 Beam	<u>\$ 680.00 /linear foot</u>
Exterior Painting	<u>\$35.00/ square foot</u>
Interior Painting	<u>\$35.00/ square foot</u>
Sheet Rock (including tape/texture/insulation)	<u>\$110/ square foot</u>
Baseboard	<u>\$10.00/linear foot</u>

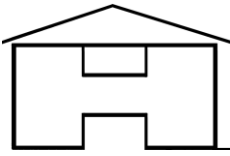
The complex has a total of seven stairwells with 21 landings and 4 bridges. Because of the nature of the water leak infiltration the full extent of the damage is unknown without extensive deconstruction to the surrounding stairwell walls so Housing Authority staff requested pricing per sq. ft. and linear ft. for additional work that may need to be completed. The cost for each stairwell will not be available until the walls are opened and the damage is assessed and measured.

Alternate Options:

Option 1: Reject of bid and reject Staff’s recommendation for award of contract.

Fiscal Impact: Total cost not to exceed \$1,000,000.00. These funds would be charged to the City of Modesto (CDBG Funds \$450,000) and Behavioral Health and Recovery Services (BHRS \$550,000).





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RESOLUTION NO. 18-19-21

RESOLUTION APPROVING THE AWARD OF CONTRACT FOR THE REPAIR OF WATER DAMAGE AT 201 E. COOLIDGE AVE., MODESTO

WHEREAS, the Housing Authority of the County of Stanislaus desires to award contract for the repair of water damage at 201 E. Coolidge Ave., Modesto; and

WHEREAS, proposals for the completion of this work were solicited in accordance with the Authority's procurement policy; and

WHEREAS, the completion of this work has been budgeted and funds are available from the City of Modesto (CDBG Funds) and Behavioral Health Recovery Services (MHSA Funds); and

NOW THEREFORE BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the County of Stanislaus, that

1. The contract for repair of water damage at 201 E. Coolidge, Modesto is awarded to A & P Construction, for a not to exceed amount of \$1,000,000.00 (One Million Dollars and Zero Cents).
2. The Executive Director is designated the Contract Officer and is authorized to execute the aforementioned contracts in accordance with the Housing Authority Procurement Policy and to act on behalf of the Authority during the administration of these contracts.
3. This Resolution shall take effect immediately.

DULY AND REGULARLY ADOPTED by the Board of Commissioners of the Housing Authority of the County of Stanislaus this 10th day of January 2019.

On motion of Commissioner _____, seconded by _____, and on the following roll call vote:

AYES:

NAYS:

ABSTAIN

ABSENT:

Approved: _____
Chairperson

Attest: _____
Secretary