



# REPORT

**DATE ISSUED:** March 18, 2015

**REPORT NO:** HCR15-034

**ATTENTION:** Chair and Members of the San Diego Housing Commission  
For the Agenda of April 10, 2015

**SUBJECT:** Award of Painting Services Contract

**COUNCIL DISTRICT:** Citywide

## **REQUESTED ACTION**

Award contracts to Geo Tech Construction, Inc. and Sunway Systems for ongoing routine services related to the interior painting of units at San Diego Housing Commission-owned and/or managed properties in the City of San Diego. The aggregated contract cost, with four one-year options to renew is allocated as follows:

Contract term	Funding amount
Year 1 (April 13, 2015 – April 12, 2016)	\$320,000
1st Option (April 13, 2016 – April 12, 2017)	\$320,000
2nd Option (April 13, 2017 – April 12, 2018)	\$320,000
3rd Option (April 13, 2018 – April 12, 2019)	\$320,000
4th Option (April 13, 2019 – April 12, 2020)	\$320,000
<b>Total Contract Cost</b>	<b>\$1,600,000</b>

## **STAFF RECOMMENDATION**

That the San Diego Housing Commission (Housing Commission) take the following actions:

- 1) Approve the award of a one-year contract to Geo Tech Construction, Inc. in an amount not to exceed \$160,000. The contract term shall be for a one (1) year period with four (4) one-year renewal options based on the needs of the Housing Commission. The form and format of the agreement shall be subject to the approval of General Counsel of the Housing Commission;
- 2) Approve the award of a one-year contract to Sunway Systems in an amount not to exceed \$160,000. The contract term shall be for a one (1) year period with four (4) one-year renewal option based on the needs of the Housing Commission. The form and format of the agreement shall be subject to the approval of General Counsel of the Housing Commission;
- 3) Authorize the President & CEO, or designee, to substitute the funding sources with other available funding sources so long as the total program/project budget amount after substitution does not exceed the approved total budget, should the operational need arise or should such actions be to the benefit of the Housing Commission and its mission. Funding substitutions will be memorialized in an Informational Report at the next scheduled Housing Commission Board Meeting; and

- 4) Authorize the President & CEO, or designee, to execute all documents and instruments that are necessary and/or appropriate to implement these approvals, in a form approved by General Counsel, and make such actions as are necessary and/or appropriate to implement these approvals.

**SUMMARY**

The Housing Commission has a continuing need for interior painting services at affordable housing residential properties it owns and/or manages in the City of San Diego. To maintain maximum efficiency in providing these services, the Housing Commission uses both in-house staff and external service providers.

On January 12, 2015, the Housing Commission published a Request for Proposal (RFP) seeking licensed contractors for interior painting services. The RFP was published on the Onvia Demandstar Web-based bid/proposal notification system, which is also accessible on the Housing Commission’s website, [www.sdhc.org](http://www.sdhc.org). The RFP was also advertised in the following newspapers: *La Prensa*, *San Diego Voice & Viewpoint*, *U-T San Diego* and *The Daily Transcript*. A pre-proposal conference was held for this RFP on January 21, 2015. The RFP was downloaded by planholders, and an intensive outreach was conducted to 29 different vendors, five (5) of which are certified Section 3, Disadvantaged, Small, Minority or Disabled Veteran Business Enterprises.

At the RFP closing date of February 17, 2015, nine (9) proposals were received. The nine proposals received were submitted by Terry Shaw Painting, Everlast Builders, Inc., Geo Tech Construction Inc., CTG Construction, Inc., T & B Painting Company, Maid Fast Construction, Industrial Coating & Restoration, Sunway Systems, Inc., and JXR Constructors, Inc. Subsequent to the closing, a responsiveness review was conducted of the proposals. All nine responding firms were determined to be responsive.

An internal source selection committee evaluated, scored and ranked the responses based on the following criteria: cost, experience and qualifications (attachment 1). Proposal rankings are summarized below:

Respondent	Final Ranking
Sunway Systems, Inc.	1
Geo Tech Construction, Inc.	2
T & B Painting Company	3
CTG Construction, Inc.	4
Maid Fast Construction	5
Industrial Coating & Restoration	6
Terry Shaw Painting	7
Everlast Builders, Inc.	8

JXR Constructors, Inc.	9
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Staff analysis indicates that the two highest ranking respondents, Geo Tech Construction and Sunway Systems, Inc., have provided the lowest priced and most advantageous proposals. Both Geo Tech and Sunway are San Diego- based companies. Geo Tech is the current provider of this service to the Housing Commission.

**FISCAL CONSIDERATIONS**

The proposed funding sources and uses approved by this action were approved in the Fiscal Year (FY) 2015 Housing Commission budget and are included in the proposed FY 2016 Budget. Approving this action will not change the FY 2015 or FY 2016 Total Budget.

Approving this action will further give the President & CEO, or designee, the authority to substitute the funding sources with other funding sources available, should the operational need arise or should such action be to the benefit of the Housing Commission and its mission. Funding substitutions will be ratified in an Informational Report at the next Housing Commission Board Meeting.

**EQUAL OPPORTUNITY/CONTRACTING**

Geo Tech Construction is a State of California certified Small Business. Sunway Systems is a Housing Commission certified Section 3 Business Concern and State of California certified Disabled Veteran Business Enterprise and Small Business. Both firms are San Diego-based and have submitted the required EOC forms and Work Force Reports.

State and Federal prevailing wage terms apply to these contracts. Both contractors have agreed to comply with the requirements and obligations in accordance with Section 1770 et seq. of the Labor Code.

**ENVIRONMENTAL REVIEW**

This activity is not a project as defined by the California Environmental Quality Act Section 21065 and State CEQA Guidelines Section 15378(b)(5), as it is an administrative activity of government that will not result in direct or indirect physical changes in the environment. The determination that this activity is not subject to CEQA, pursuant to Section 15060(c)(3), is not appealable and a Notice of Right to Appeal the Environmental Determination (NORA) is not required. This activity is categorically excluded from the National Environmental Policy Act pursuant to Section 58.35(b)(3) of Title 24 of the Code of Federal Regulations.as operating or maintenance related.

Respectfully submitted,



George Hunt  
Quality Assurance Coordinator  
Real Estate Division

Approved by,



Deborah N. Ruane  
Senior Vice President  
Real Estate Division

Attachments: 1) Proposal Evaluation Scoring Form

Hard copies are available for review during business hours in the main lobby of the San Diego Housing Commission offices at 1122 Broadway, San Diego, CA 92101 and at the Office of the San Diego City Clerk, 202 C Street, San Diego, CA 92101. You may also review complete docket materials on the San Diego Housing Commission website at [www.sdhc.org](http://www.sdhc.org).

## Painting Evaluation Criteria PM-15-07

EVALUATION CRITERIA	CRITERIA DESCRIPTION	WEIGHTED RATING (Maximum Point Value)
A. Cost	As defined in the Proposal Pricing Sheet, page no. 24	65
B. Experience	Demonstrated painting EXPERIENCE as evidenced by number of years of relevant service (10 points); Providing Painting Services in a public sector residential environment (10 points); Providing Painting Services to large property management residential firms (10 points)	30
C. Qualification	As defined in the Statement of Offerors Qualifications on page 26 . Proof of business license allowing entity to provide such services within the City of San Diego (2 ½ points) Proof of Contractor's License (2 ½ points)	5
	<b>TOTAL POINTS AVAILABLE</b>	<b>100</b>