



REPORT

DATE: For the Agenda of March 22, 2002 **ITEM 100**

REPORT NO.: HCR02-020

SUBJECT: Award of Contract for Bathroom and Kitchen Upgrades and Site Improvements at One Public Housing Site (Council District 1)

SUMMARY

Issue: Should the Housing Commission recommend that the Housing Authority award a construction contract to low bidder, Famania Construction Inc., in the amount of \$536,610 with a ten percent contingency (\$53,661) for bathroom and kitchen upgrades and site improvements at 4055-4083 Pulitzer Place?

Recommendation: Recommend the Housing Authority approve the award of contract to Famania Construction Inc., and authorize the Chief Executive Officer to execute the contract (Attachment 1) and expend the contingency, if necessary, for items not anticipated in the original scope of work.

Fiscal Impact: Funding for this contract is contained in the Capital Fund Program CA16-P063-501-01 budget. No local funds are required.

Certificate of Funding Availability:

Certificate No:	02-145
Amount:	\$536,610
Revenue Source:	Capital Fund Program
Division:	Housing Programs
Line Item:	1450/1460 Site Improvements/ Dwelling Improvements

Equal Opportunity Statement: The Famania Construction Inc. is not a Woman Business Enterprise (WBE) or Minority Business Enterprise (MBE). Attachment 3 is a copy of the Workforce Analysis for Famania Construction Inc. detailing the composition of their work force.



Environmental Review: This project has been determined to be categorically exempt pursuant to Article 19 Section 1530 of the California Environmental Quality Act.

BACKGROUND

HUD has established the Capital Fund program to provide financial assistance to housing authorities to improve the physical condition and upgrade the management and operation of existing Public Housing projects to assure that such projects continue to be available as affordable housing for eligible residents.

DISCUSSION

The proposed work of this contract provides for bathroom and kitchen upgrades and site improvements at a public housing site consisting of 50 3-bedroom family units located at 4055-4083 Pulitzer Place.

On November 13, 2001, an Invitation to Bid was issued for this work. At bid closing on January 7, 2002 a total of four bids were received. In the best interest of the Commission, it was determined that all bids be rejected.

On January 31, 2002, an Invitation to Bid was re-issued for this work. Bid advertisements were placed in the *San Diego Union-Tribune*, the *San Diego Daily Transcript*, *La Prensa* and the *Voice and Viewpoint*. Individual invitations to bid were sent to 176 qualified contractors, of which 31 are Women Business Enterprise (WBE) or Minority Business Enterprise (MBE).

On February 19, 2002, a pre-bid conference was conducted with seven firms in attendance. The site was made available for contractor viewing and during the bid period, a total of 20 bid packages were provided to interested contractors.

At bid closing on March 4, 2002, five bids were received. Information on the submitted bids is outlined below:

<u>Bidder</u>	<u>Amount</u>	<u>Responsive</u>	<u>M/WBE</u>
Famania Construction Inc	\$536,610	Yes	No
The Peter Williams Companies dba The Bath & Kitchen Co	\$542,800	Yes	No
Gibraltar Construction	\$549,000	Yes	No
Stevens Construction	\$560,000	Yes	No
Fordyce Construction Co.	\$653,764	Yes	No

For the Agenda of March 22, 2002
Award of the Construction Contract
Page 3 of 3

Staff analysis indicates that Famaia Construction Inc. has submitted a responsive bid and is capable of successfully completing this project.

Respectfully submitted,

Approved by,

Signature of File with Original Document

Steve Snyder
Manager, Asset Management

Elizabeth C. Morris
Chief Executive Officer

SNYDER

Attachment(s):	1	Contract
	2	Disclosure
	3	Workforce Analysis