



EXECUTIVE SUMMARY

HOUSING COMMISSION EXECUTIVE SUMMARY SHEET

MEETING DATE: January 10, 2020

HCR20-012

ORIGINATING DEPARTMENT: Real Estate Division

SUBJECT: Award of a Construction Contract for Parking Lot Repairs and Improvements at Selected Sites

CONTACT: Tom Mudd/619-578-7439

EXECUTIVE SUMMARY OF KEY FACTORS:

- The San Diego Housing Commission's (Housing Commission) Development Services Department's critical needs budget for Fiscal Year 2020 includes the need to perform repairs and improvements to parking lots, including their sidewalks and walkways, at 19 properties owned and/or managed by the Housing Commission.
- The 19 properties include a total of 157 affordable rental housing units
- The improvements will include:
 - Site cleaning, demolition, and hauling of asphalt and concrete paving at front and rear areas of parking lot surfaces
 - Striping and sealing of asphalt and concrete surfaces
 - Removal and replacement of pedestrian concrete sidewalks and walkways
 - Replacement of damaged truncated dome warning surfaces at walkways and sidewalks
 - Removal and replacement of damaged bollards
 - Removal and replacement of damaged stair stoops
 - Installation of signage and wheel stops
 - Slope adjustments
- Through a competitive Invitation for Bid process, Housing Commission staff found the bid submitted by Accurate Asphalt & Concrete, Inc. was found to be responsive, responsible and within an acceptable range of the pre-determined in-house project valuation of \$552,205.20.
- Staff recommends approving the award of a construction contract to Accurate Asphalt & Concrete, Inc. in an amount not to exceed \$469,500 for parking lot repairs and improvements at 19 affordable housing properties owned and/or managed by the Housing Commission, and expend up to a 10 percent contingency (\$46,950), if necessary, for items not anticipated in the original scope of work.
- The proposed funding sources and uses approved by this action were approved by the Housing Authority in the Fiscal Year 2020 Housing Commission Budget. Approving this action will not have an impact on the FY2020 Total Budget.



REPORT

DATE ISSUED: January 2, 2020

REPORT NO: HCR20-012

ATTENTION: Chair and Members of the San Diego Housing Commission
For the Agenda of January 10, 2020

SUBJECT: Award of a Construction Contract for Parking Lot Repairs and
Improvements at Selected Sites

COUNCIL DISTRICTS: 1, 3, 4, 6, and 7

REQUESTED ACTION:

Award a construction contract to Accurate Asphalt & Concrete, Inc. to perform parking lot repairs and improvements at 19 affordable housing properties owned and/or managed by the San Diego Housing Commission (Housing Commission).

STAFF RECOMMENDATION:

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

- 1) Approve the award of a construction contract to Accurate Asphalt & Concrete, Inc. in an amount not to exceed \$469,500 for parking lot repairs and improvements at 19 affordable housing properties owned and/or managed by the Housing Commission, and expend up to a 10 percent contingency (\$46,950), if necessary, for items not anticipated in the original scope of work;
- 2) Authorize the President & CEO, or designee, to substitute the identified contract funding sources with other available funding sources so as long as the total activity budget amount after substitution does not exceed the total approved budget, should the operational need arise or should actions be to the benefit of the Housing Commission and its mission; and
- 3) 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 to take such actions as are necessary and/or appropriate to implement these approvals.

SUMMARY:

The Housing Commission's Development Services Department's critical needs budget for Fiscal Year 2020 includes the need to perform repairs and improvements to parking lots, including their sidewalks and walkways, at 19 properties owned and/or managed by the Housing Commission, shown below (Table 1).

TABLE 1 – List of Properties

3030 30 th Street	3051 54 th Street	3125 Ivy Street
4078 47 th Street	4360 Cherokee Avenue	5955 Streamview Drive
12643-12686 El Camino Real	3350-3356 ½ Grim Avenue	3617-3619 42 nd Street
3630-3632 Van Dyke Avenue	4054-4060 ½ Cherokee Avenue	4720-4722 34 th Street
7526-7520 Fulton Street	8637-8643 Glenhaven Street	8649-8655 Glenhaven Street
8661-8667 Glenhaven Street	8701-8707 Glenhaven Street	8714-8720 Hurlbut Street
8726-8732 Hurlbut Street		

Construction activities will be only performed within the property limits of each property, and will not encroach upon the public right of way.

The 19 properties include a total of 157 affordable rental housing units, which will benefit from the improvements included in the scope of work:

- Site cleaning, demolition, and hauling of asphalt and concrete paving at front and rear areas of parking lot surfaces
- Striping and sealing of asphalt and concrete surfaces
- Removal and replacement of pedestrian concrete sidewalks and walkways
- Replacement of damaged truncated dome warning surfaces at walkways and sidewalks
- Removal and replacement of damaged bollards
- Removal and replacement of damaged stair stoops
- Installation of signage and wheel stops
- Slope adjustments

On September 10, 2019, an Invitation for Bids (IFB) was issued for this work. The IFB was posted on the Housing Commission’s Planet Bids portal, where 225 notifications were sent as outreach to general contractors, 30 of which were small and minority/women-owned businesses.

On September 18, 2019, a pre-bid conference was conducted with four contractors in attendance. During the bid period, bid packages were downloaded by 19 plan holders.

At bid closing on October 10, 2019, four bids were received. Information submitted on the bids is outlined below (Table 2).

TABLE 2 – Submitted Bids

Bidder	Amount	Responsive Bidder
Accurate Asphalt & Concrete, Inc.	\$469,500.00	Y
Firestone Builders, Inc.	\$649,500.00	Y
Blue Pacific Engineering & Construction	\$887,734.00	N
A.M. Ortega Construction	\$956,312.00	N

Immediately following the bid opening, bids were evaluated for responsiveness by the Housing Commission's Procurement & Compliance Department. The bid submitted by Accurate Asphalt & Concrete, Inc. was found to be responsive, responsible and within an acceptable range of the pre-determined in-house project valuation of \$552,205.20.

FISCAL CONSIDERATIONS:

The proposed funding sources and uses approved by this action were approved by the Housing Authority in the Fiscal Year 2020 Housing Commission Budget. Approving this action will not have an impact on the FY2020 Total Budget. Fiscal year 2020 funding sources and uses are as follows:

Fiscal year 2020 funding sources:

MTW Funds	\$	516,450
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Fiscal year 2020 funding uses:

Capital Improvements	\$	516,450
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EQUAL OPPORTUNITY AND CONTRACTING INFORMATION:

Accurate Asphalt & Concrete, Inc. is a local Small Business certified by the State of California. Accurate Asphalt & Concrete, Inc. submitted the required Equal Opportunity Contracting forms and Workforce Report.

KEY STAKEHOLDERS and PROJECTED IMPACTS:

Stakeholders include residents at the Housing Commission-owned properties and the Housing Commission Property Management Department.

ENVIRONMENTAL REVIEW:

The activities described in the report are Categorical Exempt from CEQA pursuant to State CEQA Guidelines Sections 15301 (Existing Facilities); 15302 (Replacement or Reconstruction). The activities contemplated herein, are categorically excluded from the National Environmental Policy Act pursuant to Section 58.35(a)(3)(i) and exempt per Section 58.34(a) of Title 24 of the Code of Federal Regulations.

Respectfully submitted,



Tom Mudd
Director, Development Services
Real Estate Division

Approved by



Jeff Davis
Executive Vice President & Chief of Staff
San Diego Housing Commission

Hard copies are available for review during business hours at the security information desk in the main lobby and the fifth floor reception desk of the San Diego Housing Commission offices at 1122 Broadway, San Diego, CA 92101 and the Office of the San Diego City Clerk, 202 C Street, San Diego, CA 92101. You may also review complete docket materials in the "Governance & Legislative Affairs" section of the Housing Commission website at www.sdhc.org.