Housing
Authority of the City of Alameda
701 Atlantic Avenue - Alameda, California 94501-2161 - Tel: (510) 747-4300 - Fax: (510)522-7848 - TDD: (510) 522-8467

To: Honorable Chair and
Members of the Board of Commissioners

From: Lisa Goldman
Acting Chief Executive Officer

Date: April 5, 2011

Re: Award the Contract to Renovate Kitchens and Bathrooms in 10 Units at Esperanza to Bay Cities Construction in the Amount of $122,544, Including Contingencies, and Authorize the Executive Director to Execute the Contract

BACKGROUND

The Fiscal Year 2011 Extraordinary Maintenance Project (EMP) budget includes unit renovations at Esperanza, which includes the replacement of kitchen and bathroom cabinets and countertops.

DISCUSSION

On January 28, 2011, the Housing Authority issued an Invitation for Bids (IFB) for kitchen and bathroom renovations in 10 occupied residential family units at Esperanza. A public notice was placed in the local newspaper and on the Housing Authority's website. In addition, all contractors that have requested placement on the Housing Authority's list of potential contractors for this type of work and all Alameda contractors with a relevant business license were contacted about the IFB.

A pre-bid conference was held on February 8, 2011, to provide interested contractors the opportunity to inspect the site. Nineteen contracting firms attended this pre-bid conference.

On February 22, 2011, nine bids were received and publicly opened, and the lowest five bid results are as follows:

CONTRACTOR	LOCATION	BID AMOUNT
J3C Construction	**Berkeley, CA**	**$96,000**
Bay Cities Construction	**Oakland, CA**	**$102,120**
Empire Construction	**Oakland, CA**	**$105,000**
Rodriguez Construction	**Oakland, CA**	**$105,200**
N.S. Construction and Painting	**Danville, CA**	**$112,900**

HABOC
Item #2-B CC
4-5-11

The apparent low bidder has a history of failure to complete the work in the time allotted, poor workmanship and the use of substandard materials on previous projects. Based upon prior unsatisfactory experience with this firm, its bid for this project was judged to be non-responsible.

On March 7, 2011, a hearing was held to address the appeal filed by the apparent low bidder, and the Hearing Officer concurred that this bidder was rightfully deemed as non-responsible.

The second lowest bidder, Bay Cities Construction, has an extensive track record in successfully completing Housing Authority projects and is therefore being recommended for this contract award.

FINANCIAL IMPACT

The budget provides $135,000 for unit renovations at Esperanza. A 20 percent contingency ($20,424) is recommended for potential Change Orders, which will increase the contract to a not to exceed amount of $122,544.

RECOMMENDATION

Award the contract to Bay Cities Construction in the amount of $122,544 including contingencies, and authorize the Executive Director to execute the contract.

Respectfully submitted,

Michael T. Pucci
Executive Director

Exhibit:
1. Contract with Bay Cities Construction on file in the City Clerk's office