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San Diego Housing Commission (SDHC) Amendment to Plumbing Services Contract Presentation to the SDHC Board of Commissioners September 20, 2022

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SDHC – Amendment to Plumbing Services Contract

Introduction

- SDHC operates more than 2,400 units of affordable rental housing in the City of San Diego.
- SDHC has a need for plumbing maintenance and repair services at its affordable rental housing sites, including ongoing routine, preventive and emergency maintenance on a 24-hour basis to be billed as needed.
- Due to the COVID-19 pandemic, Maintenance Technicians were not entering occupied units and performing routine plumbing maintenance and repairs.
- During this period of time, staff relied heavily on contractors to perform critical services within occupied units.
- Third-party plumbing costs escalated due to the aforementioned operational adjustments, as well as an increase based on the needs of the properties.



SDHC – Amendment to Plumbing Services Contract Countywide Mechanical Systems, Inc.

- The original contract with Countywide Mechanical Systems, Inc. in the amount of \$250,000 commenced on September 15, 2021, and expired September 14, 2022.
- The contract reached capacity due to typical and extraordinary plumbing needs, such as leaks, clogged drains and fixture replacement.
- Two major slab leaks totaling more than \$31,000 were billed to this contract.
- All other on-call plumbing contracts had been fully expended at the time that repairs were needed.
- As such, the Countywide contract was the only available plumbing contract to obtain needed services.



SDHC – Amendment to Plumbing Services Contract

Staff Recommendations

That the SDHC Board of Commissioners take the following actions:

- 1) Authorize an amendment to SDHC's agreement with Countywide Mechanical Systems, Inc. for on-call plumbing services by increasing the maximum compensation in the amount of \$55,000 for a total maximum compensation amount of \$305,000 for the term of the one-year agreement that expired September 14, 2022. The prior maximum compensation amount has not been exceeded at this time, but some invoices are pending payment.
- 2) Authorize the President & Chief Executive Officer (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 SDHC and its mission.
- 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.



Questions & Comments

