



# REPORT

**DATE ISSUED:** January 5, 2004

**ITEM 100**

**REPORT NO:** HCR05-0511  
For the Agenda of February 4, 2005

**SUBJECT:** Award of Contract for Kitchen/Bathroom Upgrades at 4451-4459 Market Street. (Council District 4)

**SUMMARY**

**Issue:** Should the Housing Commission award a construction contract to the lowest responsive bidder, Strong Arm Construction in the amount of \$232,000 with a ten percent contingency (\$23,200), for the upgrade of existing kitchens and bathrooms at 4451-4459 Market Street?

**Recommendation:** Recommend the Housing Commission approve the award of a contract to Strong Arm Construction for \$232,000 and authorize the President and 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-P063-501-04 budget. No local funds are required.

Certificate No. 05-083  
Amount: \$232,000  
Revenue Source: Capital Fund Program  
Division: Housing Programs  
Line Item: 1460 Dwelling Structure

**Equal Opportunity Statement:** Strong Arm Construction is not certified as a Disadvantaged, Women Owned or Disabled Veteran Business Enterprise. A Certificate of Compliance and a Workforce Analysis has been provided and shows that this vendor is in compliance with the San Diego Housing Commission Equal Opportunity Program. Information on the Workforce Analysis (Attachment 2) indicates that 100% of the company's workforce is disadvantaged.



**Environmental Review:** This project has been determined to be categorically exempt pursuant to Article 19 Section 15300 of the California Environmental Quality Act.

## **BACKGROUND**

HUD 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 family public housing projects to assure that such projects continue to be available as affordable housing for eligible residents.

## **DISCUSSION**

The proposed work under this contract provides for the removal and replacement of plumbing fixtures, vinyl floor tiles, kitchen/bathroom cabinetry including countertops, and interior painting at the twenty (20) unit family public housing development located at 4451-4459 Market Street in the Chollas View area of San Diego.

On November 22, 2004, an Invitation to Bid was issued for this work. Bid advertisements were placed in the *San Diego Union*, the *San Diego Daily Transcript*, *La Prensa* and the *Voice and Viewpoint*. In addition, thirty-three (33) invitations were sent as outreach to general contractors.

On December 7, 2004, a pre-bid conference was conducted with two (2) firms in attendance. During the bid period a total of seven (7) bid packages were provided to interested contractors.

At bid closing on December 23, 2004, four (4) bids were received. Information on the submitted bids is outlined below:

| <b>Bidder</b>           | <b>Amount</b> | <b>Responsive Bidder</b> | <b>DBE</b> |
|-------------------------|---------------|--------------------------|------------|
| Strong Arm Construction | \$232,000     | Yes                      | No         |
| Stevens Construction    | \$247,000     | Yes                      | No         |
| St. Thomas Enterprises  | \$322,000     | Yes                      | No         |
| JTB Restoration, Inc.   | \$330,000     | No                       | No         |

Staff analysis indicates that Strong Arm Construction has submitted the lowest responsive bid and is capable of performing the work.

Respectfully submitted,

Approved by,

**Signature on File  
With Original Document**

Steve Snyder  
Director of Facilities

Elizabeth C. Morris  
President & Chief Executive Officer

M. Gresham, 578-7485

Attachment: 1- Contract  
2- Workforce Analysis

Attachment 1

CONTRACT

THIS AGREEMENT made this \_\_\_\_ day of February, in the year 2005, by and between STRONG ARM CONSTRUCTION., hereinafter called the "Contractor," and the SAN DIEGO HOUSING COMMISSION, hereinafter called the "Commission" and/or "Owner."

WITNESSETH, that the Contractor and the Commission for the consideration stated herein mutually agree as follows:

ARTICLE 1. Statement of Work: The Contractor shall furnish all labor, material, equipment and services, and perform and complete all work required for UPGRADE OF EXISTING KITCHENS AND BATHROOMS AT 4451-4459 MARKET STREET, in strict accordance with the Specifications dated November 22, 2004. Specifications and Drawings are incorporated herein by reference and made a part hereof.

ARTICLE 2. The Contract Price: The Commission shall pay the Contractor for all performance of the Contract, in current funds, subject to additions and deductions as provided in the Specifications, the sum of TWO HUNDRED THIRTY-TWO THOUSAND NO/100 Dollars (\$232,000.00).

ARTICLE 3. Indemnity: Subject to only the limitations of the applicable statutes of limitations as contained within applicable State and Federal law, Contractor agrees to save, indemnify and keep harmless City of San Diego, The San Diego Housing Commission and the Housing Authority of the City of San Diego, and each of them (hereinafter collectively referred to as Indemnatee), against any and all liability, claims, fines, penalties, judgments, complaints, causes of action, actions, or demands, including demands arising from injuries to or death of persons (Contractor's employees and subcontractors included) and damage to property, or any other loss, damage or expense, arising directly or indirectly out of the obligations herein undertaken or out of the operations conducted by Contractor including those in part due to the negligence of Indemnatee save and except liability, claims, judgments or demands arising through the sole negligence or sole willful misconduct of Indemnatee or resulting from defects in design furnished by Indemnatee and Contractor will, if requested by Indemnatee, defend any such suits against the Commission, the City/and or the Housing Authority of the City of San Diego, at the sole cost and expense of Contractor, with counsel of Indemnatee's choosing. This defense and indemnity provision shall not be interpreted as an agreement allowing the prevailing party in litigation concerning this Contract to receive attorneys' fees. Further, therefore, the provisions of Civil Code Section 1717 shall not be applicable to this Contract.

ARTICLE 4. Governing Law: This Contract and the obligations of the parties hereunder shall be interpreted, construed and enforced in accordance with the laws of the State of California.

ARTICLE 5. Entire Agreement: This Contract contains the entire agreement between the parties. No variations, modifications, or changes hereto shall be binding upon any party hereto unless set forth in a document duly executed by or on behalf of such party. All prior negotiations, representations and/or agreements between the parties relative to the subject matters hereof shall be superseded hereby and of no further force and effect.

ARTICLE 6. Waiver: No consent or waiver, expressed or implied by either party to or of any breach or default by the other in the performance by the other of its obligations hereunder shall be deemed or construed to be a consent or waiver to or of any other breach or default in the performance of such other party hereunder. Failure on the part of either party to complain of any such act of the other party or to declare the other party in default, irrespective of how long such failure continues, shall not constitute a waiver by such party of its rights hereunder.

ARTICLE 7. Severability: If any provision of this Contract or the application thereof to any person or circumstances shall be invalid or unenforceable to any extent, the remainder of this Contract and the application of such provisions to other persons or circumstances shall not be affected thereby and shall be enforceable to the greatest extent permitted by law.

ARTICLE 8. Terminology: All personal pronouns used in this Contract, whether used in the masculine, feminine, or neuter gender, shall include all other genders; the singular shall include the plural, and vice versa. Titles of paragraphs are for convenience only, and neither limit nor amplify the provisions of the Contract itself, and all references herein to paragraphs thereof are to this Contract unless specific reference is made to such paragraphs of another document or instrument.

ARTICLE 9. Binding Agreement: Subject to any restrictions on the assignment of this Contract or rights thereto, this Contract shall inure to the benefit of and be binding upon Commission and Contractor and their respective successors, assigns or transferees.

ARTICLE 10. Procedure for Resolving Disputes: In the event of a dispute concerning this Agreement, the same shall be resolved in San Diego Superior Court, Downtown Branch.

ARTICLE 11. Time is of the Essence: Time is of the essence in this Contract, as per the schedule submitted by contractor and agreed upon by owner.

ARTICLE 12. Liquidated Damages: As actual damages for any delay in completion are impossible to determine, the Contractor and his sureties shall be liable for and shall pay to the San Diego Housing Commission monies in accordance with Clause 33 of General Conditions as fixed, agreed and liquidated damages for each calendar day of delay until the work is completed and accepted by the San Diego Housing Commission.

ARTICLE 13. Contract Documents:

This contract shall consist of the following component parts:

- a. This Instrument
- b. General Conditions
- c. Special Conditions
- d. Prevailing Wage Scales
- e. Technical Specifications
- f. Drawings

This instrument, together with the other documents enumerated in Article 13, form the Contract and are as fully a part of the Contract as if hereto attached or herein repeated. The various provisions in Addenda shall be construed in the order of preference of the component part of the Contract which each modifies.

ARTICLE 14. Drug-Free Workplace: Contractor shall certify to the Commission that it will provide a drug-free workplace and do each of the following:

A. Publish a statement notifying its employees that unlawful manufacture, distribution, dispensation, possession or use of a controlled substance as defined in schedules I-V of Section 202 of the Controlled Substance Act (21 U.S.C. 812) is prohibited in Contractor's workplace and specify the actions that will be taken against employees for violation of the prohibition.

B. Establish a drug-free awareness program to inform employees about all of the following:

- 1) The dangers of drug abuse in the workplace.
- 2) The Contractor's policy of maintaining a drug-free workplace.
- 3) Any available drug counseling, rehabilitation and employee assistance programs.
- 4) The penalties that may be imposed upon employees for drug abuse violations.

C. Post the statement required by subdivision 1 in a prominent place at Contractor's main office and at any job site large enough to necessitate an on-site office.

ARTICLE 15. Equal Opportunity Programs: During the performance of this Contract, the Contractor agrees as follows:

A. Contractor shall comply with all applicable Equal Opportunity Programs as described in the applicable State and Federal law. Contractor shall submit such forms and information as shall be requested by the Commission from time to time to verify the Contractor's compliance with applicable law.

B. Certificate of Compliance (attached) with Title VII of the Civil Rights Act of 1964, as amended, the California Fair Employment Practices Act, and any other applicable federal and state law and regulations hereinafter enacted.

C. Contractor shall not discriminate against any employee or applicant for employment because of race, color, religion, ancestry, gender, disability or national origin. Contractor shall ensure that applicants for employment and employees are treated equally without regard to their race, color, religion, ancestry, gender, disability or national origin.

D. If any underrepresentation is found after submission of contractor workforce, the Commission may request an equal employment opportunity plan (EEO). An acceptable plan to correct the identified underrepresented categories must be submitted within 30 days. Once the EEO has been approved by the Commission, the Contractor must adhere to said plan. In case of multi-year contracts, the Contractor will be required to submit annual workforce reports and EEO updates as required.

E. Contractor understands that failure to comply with the above requirements and/or submitting false information in response to these requirements may result in penalties provided for in State and Federal law. In addition, the Contractor may, at the election of the Commission, be barred from participating in a Commission project for not less than one (1) year.

ARTICLE 16. Lobbying Provisions: Contractor hereby certifies to the Commission, under penalty of perjury, under the terms of applicable federal law, that at all applicable times before, during and after the term of the Agreement, that:

A. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, or modification of a Federal contract, grant, loan or cooperative agreement;

B. If any funds other than Federal appropriated funds have been paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

C. Contractor will require that the above stated language be included in the award documents for all subawards at all tiers, including subcontracts, subgrants, loans, contracts, and cooperative agreements concerning the subject matter of this Agreement; and,

D. Further, Contractor and all subrecipients, at all times, shall certify compliance with the provisions of 31 USC 1352 and any and all terms and conditions of the Byrd Anti-Lobbying Amendment, as amended from time to time.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed in original counterparts as of the day and year first above written.

**STRONG ARM CONSTRUCTION**

By \_\_\_\_\_  
(Signature)  
Title \_\_\_\_\_

\_\_\_\_\_ 763833 \_\_\_\_\_  
(License Number)

Business Address:

961 Bollenbacher Street  
San Diego, CA 92114

**SAN DIEGO HOUSING COMMISSION**

By: \_\_\_\_\_  
Carrol Vaughan

Title: \_\_\_\_\_ Executive Vice President & CEO \_\_\_\_\_

Business Address:

9550 Ridgehaven Court  
San Diego, California 92123

**APPROVED AS TO FORM**  
CHRISTENSEN SCHWERDTFEGER & SPATH LLP

By \_\_\_\_\_  
Charles B. Christensen  
General Counsel  
San Diego Housing Commission

Date: \_\_\_\_\_

**ATTACHMENT 2**

**Company Name:** Strong Arm Construction **Payroll Ending Date** \_\_\_\_\_

**SAN DIEGO HOUSING COMMISSION  
REPORT OF SAN DIEGO COUNTY WORKFORCE**

| Occupational Category                              | Total Number of Employees |   | Caucasian Not Hispanic |   | African American Not Hispanic |   | Hispanic All Races |   | Asian/Pacific Islander Not Hispanic |   | Native American Not Hispanic |   | Filipino |   | Disabled |   | Total Disadvantaged |   |
|--|---------------------------|---|------------------------|---|-------------------------------|---|--------------------|---|-------------------------------------|---|------------------------------|---|----------|---|----------|---|---------------------|---|
|  | M                         | F | M                      | F | M                             | F | M                  | F | M                                   | F | M                            | F | M        | F | M        | F | M                   | F |
| Executive, Administrative and Managerial           |                           |   |                        |   |                               |   |                    |   |                                     |   |                              |   |          |   |          |   |                     |   |
| Professional Specialty                             |                           |   |                        |   |                               |   |                    |   |                                     |   |                              |   |          |   |          |   |                     |   |
| Technicians and Related Support                    | 3                         |   |                        |   |                               |   | 3                  |   |                                     |   |                              |   |          |   |          |   | 3                   |   |
| Sales  |                           |   |                        |   |                               |   |                    |   |                                     |   |                              |   |          |   |          |   |                     |   |
| Administrative Support                             |                           |   |                        |   |                               |   |                    |   |                                     |   |                              |   |          |   |          |   |                     |   |
| Services   |                           |   |                        |   |                               |   |                    |   |                                     |   |                              |   |          |   |          |   |                     |   |
| Precision Production, Craft and Repair             |                           |   |                        |   |                               |   |                    |   |                                     |   |                              |   |          |   |          |   |                     |   |
| Machine Operators, Assemblers and Inspector        |                           |   |                        |   |                               |   |                    |   |                                     |   |                              |   |          |   |          |   |                     |   |
| Transportation and Material Moving                 |                           |   |                        |   |                               |   |                    |   |                                     |   |                              |   |          |   |          |   |                     |   |
| Handlers, Equipment Cleaners, Helpers and Laborers |                           |   |                        |   |                               |   |                    |   |                                     |   |                              |   |          |   |          |   |                     |   |
| <b>TOTALS</b>                                      | <b>3</b>                  |   |                        |   |                               |   | <b>3</b>           |   |                                     |   |                              |   |          |   |          |   | <b>3</b>            |   |