



Good Neighbors

San Diego
Housing Commission

- ◆ 1625 Newton Avenue
- ◆ San Diego, California 92113-1038
- ◆ 619/231 9400
- ◆ FAX: 619/544 9193
- ◆ www.sdhc.net

REPORT

DATE ISSUED: November 25, 2003

ITEM 101

REPORT NO: HCR03-113
For the Agenda of December 12, 2003

SUBJECT: Award of Plumbing Services Contract (Citywide)

SUMMARY

Issue: Should the Housing Commission award a contract to Denny & Son Plumbing, Inc. for plumbing services to be utilized on an as needed basis at Housing Commission owned and/or managed properties?

Recommendation: Approve the award of contract in an amount not to exceed \$250,000 to Denny & Son Plumbing, Inc. for the period of one-year with the option to renew for two additional one-year periods, and authorize the Chief Executive Officer to execute the contract (Attachment 1).

Fiscal Impact: Funding for this contract is allocated as follows:

Certificate No.	04-087
Amount:	\$ 250,000
Revenue Source:	Various
Division:	Housing Programs
Line Item:	Maintenance Contracts/Plumbing Services

Equal Opportunity Statement: Denny & Son Plumbing, Inc. is not a certified 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 55% of the company's workforce is minority.



BACKGROUND

The Housing Commission has a continuing need for plumbing repair services at its housing sites (Attachment 3) and provides ongoing routine, preventive, and emergency maintenance services to residents on a 24-hour basis. To maintain maximum efficiency in providing these services, both in-house staff and skilled maintenance service providers are utilized.

DISCUSSION

The proposed work under this contract provides for plumbing services at the developments owned and/or managed by the San Diego Housing Commission.

On October 1, 2003, a Request for Proposals was issued for this work. Advertisements were placed in the *San Diego Union*, the *San Diego Daily Transcript*, *La Prensa* and the *Voice and Viewpoint*. In addition, 45 invitations were sent to contractors of which 22 were Disadvantaged Business Enterprises (DBE).

On November 12, 2003, a pre-proposal conference was conducted. During the proposal period, a total of four solicitation packages were provided to interested contractors.

At the closing date on November 25, 2003, Denny & Son Plumbing, Inc. was the sole respondent. Following the closing date, staff contacted prospective bidders and was advised that the contractors chose not to submit responses due to current company workloads.

Staff analysis indicates that Denny & Son Plumbing, Inc. has provided an advantageous proposal and is capable of performing this service. We believe the proposed hourly rates to be reasonable and have compared them to those submitted in response to the last plumbing services bid solicitation conducted in the year 2000 (Attachment 4). Denny & Son Plumbing, Inc. is the current provider of plumbing repair services to the Housing Commission and has successfully performed this service over the past six years.

Respectfully submitted,

Approved by,

Steve Snyder
Asset Manager

Elizabeth C. Morris
Chief Executive Officer

M. Gresham, 578-7485

Attachment: 1- Contract
2- Workforce Analysis
3- Housing Sites
4- Price Comparison