



Good Neighbors

San Diego
Housing Commission

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REPORT

DATE: For the Agenda of November 9, 2001 **Item 100**

REPORT NO.: HCR01-121

SUBJECT: Award of Contract for Site Improvements at One Public Housing Site (Council District 1)

SUMMARY

Issue: Should the Housing Commission award a construction contract in the amount of \$156,290 with a ten percent contingency (\$15,629) to Healey Construction for site improvements at 12643-12687 El Camino Real?

Recommendation: That the Housing Commission approve the award of contract to Healey Construction Co. and authorize the 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 the Capital Fund Program CA16-P063-501-00 budget. No local funds are required.

Certificate of Funding Availability:

Certificate No:	02-083
Amount:	\$156,290
Revenue Source:	Capital Fund Program
Division:	Housing Programs
Line Item:	1450/Site Improvements 1460/Dwelling Improvements

Equal Opportunity Statement: Healey Construction Co. is not a Woman Business Enterprise (WBE) or Minority Business Enterprise (MBE).

Environmental Review: This project has been determined to be categorically exempt pursuant to Article 19 Section 1530 of the California Environmental Quality Act.



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Previous Related Action(s): None

BACKGROUND

HUD has 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 Public Housing projects to assure that such projects continue to be available

DISCUSSION

The proposed work of this contract includes the installation of rain gutters, concrete flatwork and retaining wall, exterior painting, and irrigation and landscape improvements at one family public housing site located at 12643-12687 El Camino Real.

On August 10, 2001, an Invitation to Bid was issued for this work. Bid advertisements were placed in the *San Diego Union-Tribune*, the *San Diego Daily Transcript*, *La Prensa* and the *Voice and Viewpoint*. Individual invitations to bid were sent to 192 qualified contractors, of which 33 are Women Business Enterprise (WBE) or Minority Business Enterprise (MBE)

On August 28, 2001, a pre-bid conference was conducted with two firms in attendance. The site was made available for contractor viewing and during the bid period, a total of four bid packages were provided to interested contractors

At bid closing on September 10, 2001, one bid was received. Information on the submitted bid is outlined below:

<u>Bidder</u>	<u>Amount</u>	<u>Responsive</u>	<u>M/WBE</u>
Healey Construction Co.	\$156,290*	Yes	No

*in house estimate \$161,667

When only one bid is received, HUD regulations require the Housing Authority to obtain approval to award the contract. HUD approval was received on September 27, 2001. (Attachment 3)

Staff contacted prospective bidders regarding this project to determine why they had not submitted a bid and were informed that they were either involved in other projects or were unable to obtain bids from subcontractors.

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Staff analysis indicates that Healey Construction Co. has submitted a responsive bid and is capable of completing this project. Healey Construction Co. has successfully completed several construction contracts for the Housing Commission.

Respectfully submitted,

Pat Duplechan
Director

**Signature on File
With Original Document**

Approved by,

Elizabeth C. Morris
Chief Executive Officer

SNYDER

Attachment(s): 1 Contract
 2. Disclosure
 3. HUD Approval