



EXECUTIVE SUMMARY

HOUSING COMMISSION EXECUTIVE SUMMARY SHEET

MEETING DATE: January 10, 2020 HCR20-013

ORIGINATING DEPT: Real Estate Division

BOARD REPORT: Award of a Contract for Exterior Lighting Replacement at Selected Sites

CONTACT: Tom Mudd, 619-578-7439

EXECUTIVE SUMMARY OF KEY FACTORS:

- The San Diego Housing Commission's (Housing Commission) Development Services critical needs budget for Fiscal Year 2020 includes the need to perform lighting repair, including the replacement of entry/exit porch lights, security lights and parking lot lights at 27 properties owned and/or managed by the Housing Commission.
- The 27 total properties include a total of 707 affordable rental housing units.
- The project consists of the removal and replacement of all exterior lighting on walls, entry and exit doors, carports, and parking lot lights, parking lot lights concrete bases and parking lot lights wiring.
- Through a competitive Invitation for Bid process, Housing Commission staff found the bid submitted by Huntington Beach Electric, Inc., to be responsive, responsible and within an acceptable range of the pre-determined in-house project valuation of \$755,125.
- Staff recommends approving the award of a construction contract to Huntington Beach Electric, Inc. in an amount not to exceed \$286,990, for exterior lighting replacement light at 27 affordable housing properties owned and/or managed by the Housing Commission, and expend up to a 10 percent contingency (\$28,699), if necessary, for items not anticipated in the original scope of work.
- The proposed funding source and uses approved by this action were approved by the Housing Authority in the Fiscal Year 2020 Housing Commission Budget. Approving this action will not have an impact on the FY2020 Total Budget.



REPORT

DATE ISSUED: January 2, 2020

REPORT NO: HCR20-013

ATTENTION: Chair and Members of the San Diego Housing Commission
For the Agenda of January 10, 2020

SUBJECT: Award of a Contract for Exterior Lighting Replacement at Selected Sites

COUNCIL DISTRICTS: 1, 3, 4, 6, and 7

REQUESTED ACTION:

Award a construction contract to Huntington Beach Electric, Inc. for exterior lighting replacement at 27 Affordable Housing properties owned and/or managed by the San Diego Housing Commission (Housing Commission).

STAFF RECOMMENDATION:

That the San Diego Housing Commission (Housing Commission) take the following actions:

- 1) Approve the award of a construction contract to Huntington Beach Electric, Inc. in an amount not to exceed \$286,990, for exterior lighting replacement light at 27 affordable housing properties owned and/or managed by the Housing Commission, and expend up to a 10 percent contingency (\$28,699), if necessary, for items not anticipated in the original scope of work;
- 2) Authorize the 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 the Housing Commission and its mission; and
- 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.

SUMMARY:

The Housing Commission's Development Services critical needs budget for Fiscal Year 2020 includes the need to perform lighting repair, including the replacement of entry/exit porch lights, security lights and parking lot lights at 27 properties owned and/or managed by the Housing Commission, shown below (Table 1).

TABLE 1 – List of Properties

3617-3619 42nd Street	3051 54th Street	3280 A Street
2005-2065 Alaquinas Drive	4479-4481 Altadena Avenue	4560 Altadena Avenue
4164 Altadena Avenue	178-190 Calle Primera	7105-7120 Eastman Street
12643-12687 El Camino Real	7526-7580 Fulton Street	2615-2665 Genesee Avenue
2381-2389 Grove Avenue	1351-1359 Hollister Street	4205-4215 Juniper Street
4273-4283 Juniper Street	7085-7095 Levant Street	4451-4459 Market Street
10101-10191 Maya Linda Road	4180-4182 Poplar Street	2325 Rachael Avenue
5359-5389 Santa Margarita Street	3755-3757 Swift Avenue	402-412 Sycamore Road
281-289 Sycamore Road	391-417 Sycamore Road	3630-3632 Van Dyke Avenue

Work activities will be only be performed within the property limits of each property, and will not encroach into the public right of way.

The 27 total properties include a total of 707 affordable rental housing units, which will benefit from the project, which consists of the removal and replacement of all exterior lighting on walls, entry and exit doors, carports, and parking lot lights, parking lot lights concrete bases and parking lot lights wiring.

On October 4, 2019, an Invitation for Bids (“IFB”) was issued for this work. The IFB was posted on the Housing Commission’s PlanetBids portal. During the IFB outreach period, 17 Bid notifications were sent to “C-10” Electrical Licensed contractors, seven of which were small- and minority/women-owned businesses.

On October 18, 2019, a pre-bid conference was conducted with two contractors in attendance. During the bid period, bid packages were downloaded by 16 plan holders.

At bid closing on November 14, 2019, five bids were received. Information submitted on the bids is outlined below (Table 2).

TABLE 2 – Submitted Bids

Bidder	Amount	Responsive Bidder
Huntington Beach Electric, Inc.	\$286,990.00	Y
KP Electric	\$443,500.00	Y
Alliance Electrical	\$559,000.00	Y
Clear Blue Energy	\$650,296.00	Y
Blue Pacific Engineering	\$768,000.00	Y

Immediately following the bid opening, bids were evaluated for responsiveness by the Housing Commission Procurement & Compliance Department. The bid submitted by Huntington Beach Electric, Inc. was found to be responsive, responsible and within an acceptable range of the pre-determined in-house project valuation of \$755,125.

FISCAL CONSIDERATIONS:

The proposed funding source and uses approved by this action were approved by the Housing Authority in the Fiscal Year 2020 Housing Commission Budget. Approving this action will not have an impact on the FY2020 Total Budget. Fiscal year 2020 funding sources and uses are as follows:

Fiscal year 2020 funding sources:

MTW Funds	\$	315,689
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Fiscal year 2020 funding uses:

Capital Improvements	\$	315,689
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EQUAL OPPORTUNITY AND CONTRACTING INFORMATION:

Huntington Beach Electric, Inc. is a Small Business certified by the State of California. Huntington Beach Electric, Inc. submitted the required Equal Opportunity Contracting forms and Workforce Report.

KEY STAKEHOLDERS and PROJECTED IMPACTS:

Stakeholders include residents at the Housing Commission-owned properties and the Housing Commission Property Management Department.

ENVIRONMENTAL REVIEW:

The activities described in the report are Categorically Exempt from CEQA pursuant to State CEQA Guidelines Sections 15301 (Existing Facilities); 15302 (Replacement or Reconstruction). The activities contemplated herein, are categorically excluded from the National Environmental Policy Act pursuant to Section 58.35(a)(3)(i) and exempt per Section 58.34(a)(12) of Title 24 of the Code of Federal Regulations.

Respectfully submitted,



Tom Mudd
Director, Development Services
Real Estate Division

Approved by,



Jeff Davis
Executive Vice President & Chief of Staff
San Diego Housing Commission

Hard copies are available for review during business hours at the security information desk in the main lobby and the fifth floor reception desk of the San Diego Housing Commission offices at 1122 Broadway, San Diego, CA 92101 and the Office of the San Diego City Clerk, 202 C Street, San Diego, CA 92101. You may also review complete docket materials in the "Governance & Legislative Affairs" section of the Housing Commission website at www.sdhc.org.