

HACSA MEMORANDUM

TO: HACSA Board of Commissioners

FROM: Dorothy Cummings, Administrative Services Director

AGENDA ITEM: ORDER/In the Matter of Accepting a Bid and Awarding Contract #05-C-0008 for Firwood Apartments Stair and Deck Replacement.

AGENDA DATE: March 9, 2005

I. MOTION

IT IS MOVED THAT PREFERRED CONSTRUCTION BE AWARDED A CONTRACT #05-C-0008 FOR REPLACEMENT OF THE STAIRS AND DECKS AT THE FIRWOOD APARTMENTS AND THAT AN ORDER TO THIS EFFECT BE SIGNED; AND AN AGREEMENT BE EXECUTED IN ACCORDANCE WITH BID DOCUMENTS.

II. ISSUE

Board approval is required to award a contract for the replacement of stairs and decks at the Firwood Apartments located in Eugene, Oregon.

III. DISCUSSION

A. Background:

The stairs and decks at the Firwood Apartments are in need of major repairs, and their total replacement is the most cost effective alternative. After years of doing piecemeal repairs at Firwood, the time has come to ly

replace all the stairs and decks, and the funds for this project are available.

B. Analysis

A formal bid process with a bid package was issued by the Agency for the required work, and the project was advertised in local papers and the plan centers. Three bids were received that included the base bid and four add alternates. After reviewing the bids, the Agency decided that base bid plus alternate #4 offers the best value and improvement to the property. The lowest bidder (for base bid plus alternate #4) is both responsive and responsible and they have reviewed their bid and confirmed their costs.

C. Alternatives/Options

In that the public bidding process was employed, the lowest total bid of \$362,500 has no irregularities and is responsive and responsible, the prices are considered competitive, and there are sufficient budget funds to cover the project, we recommend award of the contract to Preferred Construction.

D. Recommendation

Approval of the proposed Motion.

E. Timing

Upon bid award, the contractor shall have ten days to provide the Agency with a signed contract. It is anticipated that all other necessary documents could be processed by the end of March, 2005, with the work commencing shortly thereafter.

IV. IMPLEMENTATION/FOLLOW-UP

Same as in Item III.E

V. ATTACHMENTS

Bid Recap Sheet.

IN THE BOARD OF COMMISSIONERS OF THE
HOUSING AND COMMUNITY SERVICES AGENCY
OF LANE COUNTY, OREGON

ORDER NO.

)IN THE MATTER OF ACCEPTING A BID
)AND AWARDING CONTRACT #05-C-0008
)FOR FIRWOOD APARTMENTS STAIR AND
)DECK REPLACEMENT.

WHEREAS, at a duly publicized time and place on March 1, 2005, Dan Paddock, Contract Administrator for the Housing And Community Services Agency of Lane County, Oregon, opened bids on the following project: Contract #05-C-0008 for Firwood Apartments stair and deck replacement.

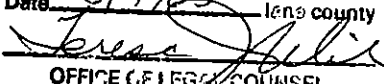
WHEREAS, funds are available to finance the project, and the Executive Director having so recommended, NOW, THEREFORE, IT IS HEREBY

ORDERED, that Preferred Construction be awarded the contract in the amount of \$362,500 for Firwood Apartments stair and deck replacement, and that the agreement be executed by the Executive Director in accordance with the bid documents. The contractor shall present a valid signed contract and shall satisfactorily complete all work within the specified contract time.

DATED this _____ day of _____, 2005

Chairperson
HACSA Board of Commissioners

IN THE MATTER OF ACCEPTING A BID AND AWARDING CONTRACT #05-C-0008
FOR FIRWOOD APARTMENTS STAIR AND DECK REPLACEMENT.

APPROVED AS TO FORM
Date 3/7/05 Lane County

OFFICE OF LEGAL COUNSEL

BID RECAP SHEET

AWARDING CONTRACT #05-c-0008 FOR FIRWOOD APARTMENTS STAIR AND DECK REPLACEMENT

<u>Contractor</u>	<u>Bid (Base Bid plus Alternate 4)</u>
Colberg Construction	\$460,000
Preferred Construction	\$362,500
Meili Construction	\$373,000

This is a true and accurate account of the bid opening results for this project on March 1, 2005.



Dan Paddock, Contract Administrator