

## HACSA MEMORANDUM

TO: HACSA Board of Commissioners

FROM: Don Williams, Housing Director

AGENDA ITEM: ORDER/In the Matter of Accepting a Bid and Awarding Contract # 04-C-0001 for the Abbie Lane Exterior Improvements - Revised

AGENDA DATE: December 3, 2003

I. MOTION -

IT IS MOVED THAT AMERICAN TRADITION HOMES, LTD. BE AWARDED CONTRACT #04-C-0001 FOR THE ABBIE LANE EXTERIOR IMPROVEMENTS - REVISED AND THAT AN ORDER TO THIS EFFECT BE SIGNED; AND AN AGREEMENT BE EXECUTED IN ACCORDANCE WITH BID DOCUMENTS.

II. ISSUE

Board approval of the contract award for this remodel is required.

III. DISCUSSION

A. Background:

The Agency is remodeling and upgrading an existing 25-unit apartment complex in Eugene. The needed work includes removal of all damaged or defective plywood siding, repair of dry rot, seismic upgrades, new vinyl windows, new upper floor metal siding system, new painted lower floor wood siding, new below-grade foundation perimeter insulation, new gutters and downspouts, and relocation of all phone, cable tv, and exterior lighting wiring.

B. Analysis

A formal bid package was issued by the Agency for the required work. Three bids were obtained; the lowest responsive bid of \$423,404.00 (Base Bid of \$317,418.00 plus Alternate Number One of \$105,986.00) was submitted by American Tradition Homes, Ltd.

C. Alternatives/Options

In that the public bidding process was employed, the low bid 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 American Tradition Homes, Ltd.

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 second week in December, 2003, and that work would commence soon after.

IV. IMPLEMENTATION/FOLLOW-UP

Same as in Item III.E

V. ATTACHMENTS

Bid Recap Sheet

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

ORDER NO. )IN THE MATTER OF ACCEPTING A BID AND  
)AWARDING CONTRACT #04-C-0001 FOR THE  
)ABBIE LANE EXTERIOR IMPROVEMENTS -  
)REVISED

WHEREAS, at a duly publicized time and place on November 13, 2003, W. Jody Heady, of the Housing Authority and Community Services Agency of Lane County, Oregon, opened bids on the following project: Contract #04-C-0001 for the Abbie Lane Exterior Improvements - Revised.

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

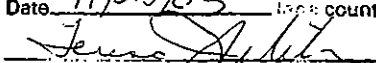
ORDERED, AMERICAN TRADITION HOMES, LTD. be awarded the Contract #04-C-0001 for the Abbie Lane Exterior Improvements - Revised and that the agreement be executed by the Executive Director in accordance with the bid documents. The contractor shall present a valid signed contract in the full amount of \$423,404.00 and shall satisfactorily complete all work within the specified contract time.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2003

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Peter Sorenson, Chair  
HACSA Board of Commissioners

In the Matter of Accepting a Bid and Awarding Contract #04-C-0001 for the Abbie Lane Exterior Improvements - Revised.


APPROVED AS TO FORM  
Date 11/25/03 Lane county  
  
OFFICE OF LEGAL COUNSEL

BID RECAP SHEET

AWARDING CONTRACT #04-C-0001 FOR ABBIE LANE EXTERIOR IMPROVEMENTS -  
REVISED, EUGENE.

<u>Contractor</u>	<u>BASE BID</u> Without Siding	Siding Alt. 1 Metal above Wood	Siding Alt. 2 Vinyl above Wood	Siding Alt. 3 Metal above Vinyl	Siding Alt. 4 Vinyl above Vinyl	Siding Alt. 5 Cheaper Vinyl above Vinyl
American Tradition Homes, Ltd.	\$ 317,418	\$105,986	\$100,383	\$63,306	\$59,519	\$55,486
White Water Construction	\$ 393,000	\$85,844.00	\$65,949	\$87,740	\$74,326	\$69,519
Preferred Construction	\$ 362,000	\$122,000.00	\$115,000	\$89,000	\$79,000	\$65,000

This is a true and accurate account of the bid opening results  
for this project on November 13, 2003.

  
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W. Jody Heady AIA, Architect