

## **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-0019 for the Laurelwood Re-Construction: Phase Five.

**AGENDA DATE:** May 12, 2004

### **I. MOTION :**

IT IS MOVED THAT NW BUILDING SPECIALISTS, INC. BE AWARDED A CONTRACT #04-C-0019 FOR LAURELWOOD RE-CONSTRUCTION: PHASE FIVE 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 Laurelwood Re-Construction: Phase Five, located in Florence, Oregon .

### **III. DISCUSSION**

#### **A. Background:**

The Agency is planning to accomplish comprehensive modernization of two duplex buildings (four apartment units) in Florence, Oregon. This project is the fifth phase of modernization of the thirty Agency-owned apartment units at Laurelwood Homes, Florence, Oregon. The exterior work includes demolition, new wood-framed walls, new roof structure and covering, new windows, doors, vinyl siding, gutters and

downspouts, drainage, concrete flat work, ADA-compliant ramps, entries, underground utilities, and site work. The interior work includes demolition, replacement of bath fixtures and vanities, new bath fans, new kitchen cabinets and countertops, new rough and finish plumbing, new rough and finish electrical work, and new appliances.. Additional interior work includes new wall structure, interior doors, closet doors, floor coverings, gyp-board and plaster wall texture, paint, window coverings, new heating system, and firewall improvements. The two duplex buildings are located at:

- 1) 1334/1336 Eleventh Street, Florence
- 2) 1362/1368 Eleventh Street, Florence.

B. Analysis

A formal bid process with a bid package was issued by the Agency for the required work. Four bids were obtained, and the lowest bidder is 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 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 NW Building Specialists, Inc.

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 May 17, 2004 and work would commence 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 #04-C-0019 FOR  
)LAURELWOOD RE-CONSTRUCTION:  
)PHASE FIVE

WHEREAS, at a duly publicized time and place on April 28, 2004, Brian Shafer of the Housing and Community Services Agency of Lane County, Oregon, opened bids on the following project: Contract #04-C-0019 for Laurelwood Re-Construction: Phase Five.

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

ORDERED, that NW Building Specialists, Inc. be awarded the contract for the Laurelwood Re-Construction: Phase Five, and that the agreement be executed by the Executive Director in accordance with the bid documents. The contractor shall present a valid signed contract with performance security and shall satisfactorily complete all work within the specified contract time.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2004

\_\_\_\_\_  
Chairperson  
HACSA Board of Commissioners

**IN THE MATTER OF ACCEPTING A BID AND AWARDING CONTRACT #04-C-0019  
FOR LAURELWOOD RE-CONSTRUCTION: PHASE FIVE.**

APPROVED AS TO FORM  
Date 5/3/04                      Lane County  
*Teresa J. Smith*  
OFFICE OF LEGAL COUNSEL

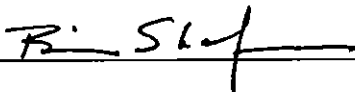
## **BID RECAP SHEET**

Contract #04-C-0019  
**LAURELWOOD RECONSTRUCTION: PHASE FIVE**

AWARDING A CONTRACT FOR LAURELWOOD RECONSTRUCTION: PHASE FIVE, OWNED BY THE HOUSING AND COMMUNITY SERVICES AGENCY OF LANE COUNTY.

| <u>CONTRACTOR</u>                                   | <u>BID</u>   | <u>RANK</u> |
|---|--------------|-------------|
| Whitewater Construction, Inc<br>Eugene, Oregon      | \$409,680.00 | #4          |
| Mallard Construction<br>Sweet Home, Oregon          | \$386,368.00 | #2          |
| Ron Kaufmann Construction<br>Reedsport, Oregon      | \$405,700.00 | #3          |
| NW Building Specialists, Inc.<br>North Bend, Oregon | \$380,097.00 | #1          |

This a true and accurate account of the bid opening results  
for this project on April 28, 2004.



Brian Shafer, Contract Administrator