



# Yolo County Housing

**Lisa A. Baker, Executive Director**

147 W. Main Street  
WOODLAND, CA 95695

Woodland: (530) 662-5428  
Sacramento: (916) 444-8982  
TTY: (800) 545-1833, ext. 626

## BOARD OF COMMISSIONERS

Duane Chamberlain  
Marlene C. Games  
Michael H. McGowan  
Jim Provenza  
Matt Rexroad.  
Helen M. Thomson  
Bernita Toney

DATE: March 11, 2010  
TO: YCH Board of Commissioners  
FROM: Lisa Baker, Executive Director  
PREPARED BY: Fred Ichtertz, Facilities Administrator  
SUBJECT: Ratify contract award to S. W. Allen Construction, Inc. for the 2009 American Recovery and Reinvestment Act (ARRA) Capital Fund Improvements at Esparto, Knights Landing, West Sacramento, Winters, Woodland and Yolo housing complexes contingent on Department of Housing and Urban Development (HUD) concurrence.

### **RECOMMENDED ACTIONS**

That the Board of Commissioners;

1. Ratify contract award with S.W. Allen Construction lowest responsive - responsible bidder for 2009 the American Recovery and Reinvestment Act (ARRA) Capital Fund Improvements at Esparto, Knights Landing, West Sacramento, Winters, Woodland and Yolo housing complexes contingent on HUD concurrence.

### **BACKGROUND / DISCUSSION**

In March of 2009, YCH received \$1,267,022 in American Recovery and Reinvestment Act (ARRA) Capital Fund Grant funding. These funds are to be used for YCH public housing dwelling improvements and administration costs associated with the grant. Out of the \$1,267,022, \$1,161,694 is earmarked for dwelling improvements.

ARRA dwelling improvements are planned at the Esparto, Knights Landing, West Sacramento, Winters, Woodland and Yolo housing complexes and include:

- Replacement of existing aluminum framed single glazed windows with new vinyl framed dual glazed windows at 10 of 12 housing complexes for a total of 329 of YCH 431 public housing units. Two (2) complexes, El Rio Villa II Winters, with 26 housing units and Las Casitas West Sacramento, with 76 housing units currently have dual glazed windows.
- Replacement of 20 of 60 HVAC units with a more energy efficient unit at the Yolano housing complex in Woodland. Current HVAC units were installed in the early 1990's are very inefficient. This is the first phase, with the remaining HVAC units to be upgraded either in upcoming Capital Fund years or thru an Energy Performance Contract.

In order to meet the 2009 ARRA Capital Fund one (1) year obligation rule, a contract with the lowest responsive - responsible bidder must be executed before March 17, 2010. To accomplish this task, the agency has expedited the advertisement and bidder period for this project with a bid opening date of March 1, 2010 followed by a one (1) week review period by the agency architect and HUD San Francisco of received bids.

YCH consultant and Architect initial estimates exceeded the approved funded budget for the project. Because of that, the bid was broken into a "Base Bid" for window replacement and an "Add Alternate" for HVAC replacement. Bids were received on March 1<sup>st</sup> with a total of five (5) bids received.

### Bid Results

2009 ARRA Improvements Bid Opening Results				
	Contractors Name	Base Bid	Add Alternate	Total Bid
1.	JDS Builders Inc.	\$519,229.00	\$92,075.00	\$611,304.00
2.	SW Allen Construction	\$778,110.00	\$69,900.00	\$848,010.00
3.	Swank Construction	\$811,600.00	\$81,400.00	\$893,000.00
4.	Monley Cronin Construction	\$820,200.00	\$78,521.00	\$898,721.00
5.	Refnes Construction	\$1,148,000.00	\$100,000.00	\$1,248,000.00

Upon review of all submitted bids packets for completeness by staff and agency architect, it was determined that S.W. Allen Construction, Inc. submitted the most complete bid package and was deemed to be the most responsive – responsible bidder.

### **FISCAL IMPACT**

None. Cost of proposed contract paid through the 2009 American Recovery and Reinvestment Act (ARRA) Capital Fund Grant. Failure to ratify contract could lead to deobligation of ARRA funds.

### **CONCLUSION**

Staff recommends the board ratify the contract award with S.W. Allen Construction, Inc, the lowest responsive – responsible bidder for the 2009 American Recovery and Reinvestment Act (ARRA) Capital Fund Improvements at Esparto, Knights Landing, West Sacramento, Winters, Woodland, and Yolo housing complexes.