



## ***Yolo County Housing***

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DATE: April 14, 2011  
TO: YCH Board of Commissioners  
FROM: Lisa A. Baker, Executive Director  
PREPARED BY: Fred Ichtertz, Facilities Administrator  
SUBJECT: **Review and Approve Award of Contract to JJM Engineering Constructors and Authorize the Executive Director to Execute Contract.**

### RECOMMENDED ACTIONS

That the Board of Commissioners:

1. Review and approve a contract with JJM Engineering Constructors, who has been determined the lowest responsive - responsible bidder for the Davis Migrant Center Water System Improvements; and
2. Authorize the Executive Director to execute contract.

### BACKGROUND / DISCUSSION

In 2008, the California State Department of Housing and Community Development (HCD) received a USDA-RD improvement grant in the amount of \$1,000,000 for the Davis Migrant Center. HCD and YCH executed agreement 08-OMS-880 for these improvement funds. The original grant application included new domestic water well with hydro-pneumatic tank and emergency back-up generator, as well as American with Disabilities Act (ADA) upgrades to dwelling units and grounds, including playground and recreation area improvements. The grant also includes new site landscape irrigation with moisture detectors, landscaping upgrades (drought-tolerant plantings) and new security screen doors for dwelling units.

Prioritization of proposed work items were determined by HCD and YCH with the work items being ranked based on critical needs and costs, with the most critical and costly items being addressed first with remaining funding to be used on other work items within the list. That list is as follows:

1. Domestic water well with new hydro-pneumatic tank and emergency backup generator – because this work would require trenching and other water line upgrade it was determined it would be more feasible to include the new site landscape irrigation within this proposed work.
2. American with Disabilities Act upgrades to dwelling units and grounds

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3. Playground and recreation area improvements
4. Security screen doors
5. Drought-tolerant Landscaping upgrades

With the new domestic water system being ranked as number one, YCH with HCD concurrence, entered into an agreement with Nolte and Associates who had been the engineers for the Dixon Housing Authority new water wells and water system improvements in 2008 at the Dixon Migrant Center.

Nolte prepared the drawings and technical specifications section of the project manual for the well and irrigation improvements, while YCH staff combined USDA-RD, HCD and YCH requirements into the project manual. The final project manual was reviewed and approved by HCD and USDA-RD prior to going out to bid.

The project was advertised in December 2010, with a pre-bid conference being held at the Davis Migrant Center on January 11, 2011, with eleven (11) contractors present.

Bids were received on February 24, 2011 with a total of three (3) bids received, with JJM as the apparent low bidder.

Davis Migrant Center Water System Improvements Bid Results		
Contractors Name		Bid Amount
1.	JJM Engineering Constructors	\$493,980.00
2.	Sierra National Construction	\$495,910.00
3.	Swank Construction	\$541,173.96

Upon review of all submitted bid packets for completeness by staff and the agency engineer, it was determined that Swank Construction made a mathematical error in its bid submission and the correct amount should have been \$502,140. Even with this error, Swank Construction was still rank as third high bidder with the lowest responsive - responsible bidder determined to be JJM Engineering Constructors.

Upon determination that JJM Engineering Constructors was the lowest responsive - responsible bidder, YCH staff met with USDA-RD and HCD for their review and concurrence of the selection of JJM Engineering Constructors. YCH received Letter of Concurrences from USDA-RD on March 10, 2011 with HCD following shortly thereafter on March 16, 2011.

Because the apparent lowest responsive - responsible bid was lower than the engineer's estimate, the remaining grant funds will be used to address the other identified work items, beginning with the American with Disabilities upgrades. To facilitate these upgrades, a survey of ADA improvements was completed in early December 2010.

In February, staff contacted one of our agency architects about the ADA upgrades and playground and recreation area improvements. Our initial kick off meeting for these improvements will begin shortly after a contract has been awarded for the water system improvements. The purchase and installation of the screen doors and drought-tolerant landscaping upgrades will be conducted by current agricultural housing staff members. It is anticipated all work items will be completed before the 2012 opening season, which is well within the grant expenditure deadline.

FISCAL IMPACT

None. Cost of proposed contract paid through the USDA-RD Improvement Grant.

CONCLUSION

Staff recommends award of contract to JJM Engineering Constructors, who has been determined the lowest responsive - responsible bidder for the Davis Migrant Center Water System Improvements and authorize Executive Director to execute the contract.