



APPROVED
 SACRAMENTO REDEVELOPMENT AGENCY
 CITY OF SACRAMENTO



*Agency Rpt
 37*

[AUG] 25 1981

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

August 11, 1981

CITY MANAGER'S OFFICE
RECEIVED
 AUG 19 1981

Redevelopment Agency of the
 City of Sacramento
 Sacramento, California

Honorable Members in Session:

SUBJECT: Acceptance of Low Bid, Award of Construction Contract
 and Designation of Contracting Officer for Oak Park
 Multi Family Housing Project

SUMMARY

Attached is a resolution (1) awards the Contract for Construction of the Oak Park 24-unit family housing project located on the north side of 5th Avenue, between 35th and 36th Street to Hunt Construction of Sacramento, Inc., the low bidder; (2) authorizes the Interim Executive Director to enter into a contract with the low bidder on the basis of a designated bid alternate; and (3) designates an Agency Contracting Officer for the project.

BACKGROUND

On May 19, 1981 the Redevelopment Agency of the City of Sacramento adopted Resolution No. RA-81-033 which approved Final Plans and Specifications and authorized solicitation of Bids for the Oak Park Multi Family Project.

City of Sacramento building inspection preliminary plan check clearance was received June 15, 1981. Final contract documents were received June 26, 1981 and open, competitive bid advertising began June 29, 1981. Advertising was conducted in accordance with Sacramento Housing and Redevelopment Agency Affirmative Action Plan, as amended, to August 1980. Advertisements were placed in the Sacramento Bee, the Sacramento Union, the Sacramento Observer and El Hispano.

Documents were picked up by twenty-three general contractors. Ten sets were distributed without charge to Builders' Exchanges. Nine bids were received from general contractors, which included one "minority" contractor. All bids met all published bidding requirements. Attached Exhibit A is a summary of all bids received.

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Staff has conducted a preliminary review and determined that the apparent low bidder, Hunt Construction of Sacramento, Inc., is duly licensed as a General Contractor-B, holds a valid Business Tax License in the City of Sacramento and with proposed award of the contract will not exceed their construction bonding capacity.

FINANCIAL DATA

On March 11, 1980 the Redevelopment Agency of the City of Sacramento adopted Resolution No. 2894 which approved \$1,700,000 Total Estimated Project Costs be funded from Third Year and Fourth Year Project 2-A Tax Increments. Attached Exhibit C summarizes expenditures to date and proposed remaining expenditures.

The bid format allowed for incremental additive alternates in order to provide cost flexibility at the present Award stage. There were four alternates:

- Bid A: Base Bid;
- Bid B: Adding double glazing;
- Bid C: Adding log walls at the tot lot; and
- Bid D: Adding sod lawns.

Bid A includes all basic elements of the Project. Bid B adds double glazing to improve sound isolation of the units and improve energy conservation by reducing heat gain through the windows. Bid C adds logs and related improvements in the tot play area. The logs will increase the attractiveness of the play area, centralize play activities and provide lessened maintenance because play will be directed toward the tot lot rather than the adjacent grounds. Bid D adding sodded lawns was included in the event landscaping construction work might be scheduled for periods when grass seeds would have difficulty successfully germinating.

Staff is recommending Alternate D not be awarded because landscaping construction will take place during favorable growth periods. The apparent low bidder, Hunt Construction of Sacramento, Inc., submitted the low bid for all alternates (Exhibit B), including the low Base Bid A in the amount of \$1,438,000.

VOTE AND RECOMMENDATION OF COMMISSION

At its regular meeting of August 17, 1981 the Sacramento Housing and Redevelopment Commission adopted a motion recommending adoption of the attached resolution. The votes were as follows:

- AYES: Fisher, Knepprath, Luevano, A. Miller, Teramoto,
Walton, B. Miller
- NOES: None
- ABSENT: Coleman, Serna

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RECOMMENDATION

The staff recommends adoption of the attached resolution which accepts Bid Alternate C, authorizes execution of a Contract for Construction and designates an Agency Contracting Officer.

Respectfully submitted,

William H. Edgar

WILLIAM H. EDGAR
Interim Executive Director

TRANSMITTAL TO COUNCIL:

Walter J. Slupe

WALTER J. SLUPE
City Manager

Contact Person: Leo Goto

RESOLUTION NO. 81-063

Adopted by the Redevelopment Agency of the City of Sacramento

August 25, 1981

ACCEPTING A LOW BID, AUTHORIZING A CONTRACT FOR
CONSTRUCTION AND DESIGNATING A CONTRACTING OFFICER
FOR THE OAK PARK MULTI FAMILY HOUSING
PROJECT

BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE CITY OF
SACRAMENTO:

1. Bid C in the amount of One Million, Four Hundred Fifty-Nine
Thousand Dollars and No Cents (\$1,459,000.00) by Hunt Construction
of Sacramento, Inc., for the construction of the 24-unit Oak Park Multi
Family Duplex Housing Project is accepted; and

2. The Interim Executive Director is authorized to enter into
a Contract, in accordance with the Contract Documents, with Hunt Con-
struction of Sacramento, Inc., for the amount stipulated in Item 1
herein for the construction of the housing project; and

3. Kenneth L. Stroth, Project Manager, Housing Production be
designated Contracting Officer to administer the Contract for Construc-
tion on behalf of the Redevelopment Agency of the City of Sacramento.

CHAIRPERSON

ATTEST:

APPROVED
SACRAMENTO REDEVELOPMENT AGENCY
CITY OF SACRAMENTO

SECRETARY

AUG 25 1981

JOB: Oak Park Multi-Family Housing

DATE: 7-31-81

TIME: 2:00

OPENED BY: Mike Ardona + Joan Roberts BID SUMMARY

BID NO.	GENERAL CONTRACTOR	BID BOND	BID A	BID B	BID C	BID D
1.	Mark III	X	\$ 1,480,375 ⁰⁰	\$ 1,488,674 ⁰⁰	\$ 1,501,274 ⁰⁰	\$ 1,510,535 ⁰⁰
2.	Mawwala General Contract	X	\$ 1,623,200 ⁰⁰	\$ 1,633,400 ⁰⁰	\$ 1,642,800 ⁰⁰	\$ 1,646,900 ⁰⁰
3.	Covington Technologies	X	\$ 1,846,419 ⁰⁰	\$ 1,858,207 ⁰⁰	\$ 1,862,707 ⁰⁰	\$ 1,875,470 ⁰⁰
4.	Chapel Construction	X	\$ 1,674,000 ⁰⁰	\$ 1,687,000 ⁰⁰	\$ 1,696,000 ⁰⁰	\$ 1,712,000 ⁰⁰
5.	Rugen Construction	X	\$ 1,565,503 ⁰⁰	\$ 1,576,387 ⁰⁰	\$ 1,586,000 ⁰⁰	\$ 1,600,000 ⁰⁰
6.	Hunt Construction	X	\$ 1,438,000 ⁰⁰	\$ 1,448,000 ⁰⁰	\$ 1,459,000 ⁰⁰	\$ 1,474,000 ⁰⁰
7.	Cham Construction	X	\$ 1,639,834 ⁰⁰	\$ 1,650,940 ⁰⁰	\$ 1,655,940 ⁰⁰	\$ 1,659,521 ⁰⁰
8.	Bill Spooner	X	\$ 1,865,992 ⁰⁰	\$ 1,889,442 ⁰⁰	\$ 1,923,713 ⁰⁰	\$ 1,941,313 ⁰⁰
9.	Dunmore Development	X	\$ 1,841,820 ⁰⁰	\$ 1,854,965 ⁰⁰	NO BID	\$ 1,865,625 ⁰⁰

EXHIBIT A

PROPOSAL

for

OAK PARK MULTI-FAMILY HOUSING PROJECT

Sacramento, California

TO: HOUSING AUTHORITY OF THE CITY OF SACRAMENTO
630 "I" Street
Sacramento, California

Gentlemen:

In compliance with your Notice to Contractors and the Instructions to Bidders, the undersigned hereby proposes and agrees to furnish any and all labor, materials, equipment, transportation and services necessary and/or reasonably incidental for the construction and completion of the Oak Park Multi-Family Housing Project, in strict conformance with the drawings, specifications, addenda, and other contract documents as prepared by McGuire, Eatough & Fong, Inc., A.I.A., Architects, 3110 Watt Avenue, Sacramento, California 95821.

BID A - BASE BID:

All work necessary to complete construction of twelve (12) one-story duplex buildings including all items of work shown on the drawings and specified. Bid A shall be complete, including all costs for plan checking permits and hook-up fees for connection of the sewer and water systems and any cost or fees required by the Sacramento Municipal Utility District to service the project with electricity. At the time of bidding the plan checking fee and the cost for building permit should be established and can be obtained from the Sacramento Housing Authority.

Plan Check Fee:	\$ _____	FEES, PERMITS, AND TAXES - PER ITEM #1 ADDENDUM #2 DATED JULY 23, 1981 -
Building Permit:	\$ _____	
Sewer Hook-Up:	\$ _____	
Water Hook-Up:	\$ _____	
SMUD Service Fee:	\$ _____	
TOTAL FEES:		\$ <u>24,721</u> ⁷⁹

BID A - BASE BID (including permits and fees):

One Million Four Hundred Thirty Eight Thousand DOLLARS (1,438,000)
(State amount in words)

BID B - BASE BID (including permits and fees) and for adding double glass in lieu of single glazing at all windows.

One Million Four Hundred Forty Eight Thousand DOLLARS (1,448,000)
(State amount in words)

BID C - BASE BID (including permits and fees), adding double glass in lieu of single glazing at all windows, and for adding log walls around Tot Lot.

One Million Four Hundred Fifty Nine Thousand DOLLARS (1,459,000)
(State amount in words)

BID D - BASE BID (including permits and fees), adding double glass in lieu of single glazing at all windows, adding log walls around Tot Lot, and for adding sod at all lawn areas in lieu of seeding.

One Million Four Hundred Seventy Four Thousand DOLLARS (1,474,000)
(State amount in words)

The undersigned hereby agrees to sign a contract with the Owner for Bid A, Bid B, Bid C, or Bid D within five (5) days after Notice of Award of said Construction Contract and to complete the project, ready for occupancy, within two hundred seventy (270) consecutive calendar days from notice by Architect to proceed with the work.

ADDENDA:

The undersigned agrees that all Addenda received and acknowledged herein shall become part of and be included in this Bid. This Bid includes the following Addenda:

Addendum No. (1) ONE Date JUNE 17, 1981

Addendum No. (2) TWO Date JULY 23, 1981

Addendum No. _____ Date _____

Addendum No. _____ Date _____

The undersigned has examined both the location of the proposed work and the Contract Documents and hereby certifies that this proposal is genuine and not collusive, and that the Agency shall not be responsible for any errors or omissions made in the preparation of this Bid.

The undersigned further agrees to execute on seven (7) days notice the required Agreement should the Contract be awarded to said Bidder on or prior to the forty-fifth (45th) day from and after the scheduled opening of the Construction Bids, or such subsequent date as may be agreed to between the Bidder and the Agency, and to do all work and furnish all materials therefor, all in accordance with the Contract Documents, and for the amount set forth above as the Contract Amount.

The undersigned further agrees that the Bid Bond or cashier's check shall be held by the Agency and either transacted by the Agency or returned to the Bidder in the manner set forth in the Instructions to Bidders.

The undersigned further agrees to furnish to the Agency at the time of Agreement execution, at no expense to the Agency, Performance and Payment Bonds in amounts set forth in the Instructions to Bidders issued by corporate sureties satisfactory to the Agency, which bonds shall be in the respective forms contained in the Specifications.

The undersigned further agrees to furnish to the Agency at the time of Agreement execution, at no expense to the Agency, Insurance Policies or Certificates as required by the Specifications.

The undersigned agrees, if awarded the Contract, to start work at the site no later than ten (10) calendar days after the date of written notice from the Agency to start construction.

HUNT CONSTRUCTION OF SACRAMENTO,

Name of Firm

By GLOYD T. CLOWDUS

Title Vice President

Legal Address 2701 Statton Blvd
Sacramento, CA 95811

State Where Incorporated CALIFORNIA

California Contractor's License # 286708

Telephone (916) 452-4171
Area Code

(Corporate Seal)

Witness CARDENE Marie Rossi

NOTARY PUBLIC

Title of Witness

Date of Proposal July 31, 1981

NOTE: This Bid must be submitted in duplicate with each copy accompanied by the following completed Documents:

1. Bid Bond or Certified Check
2. Designation of Subcontractor Form
3. Non-Collusion Affidavit of Prime Bidder
4. Workmen's Compensation Insurance Certificate
5. Non-discrimination in Employment
6. Experience Statement

NOTE: See Article A2.05 for Authorization of the Signator.

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

EXHIBIT C

Funding Project 2-A Tax Increment Housing Replacement		
3rd Year		\$ 950,000
4th Year		750,000
Available Total		<u>\$1,700,000</u>

Expenditures:

Professional Architectural Services	\$ 71,148	
Professional Technical Services	1,400	
Advertising	1,500E	
Blueprinting (Bid Documents, 100 sets)	2,877E	
Contract Award (Bid C)	1,459,000	
Construction Contingency (2 1/2%)	36,475E	
Construction Inspection	5,000E	
Construction Inspection Supervision	1,875E	
Foundation Engineering Construction		
Inspection	500E	
Concrete Testing	500E	
City of Sacramento Staking Fee	398	
Artwork (2% Bid A)	28,760E	
GSAP Administration	4,147	
Executive, Community Development and Housing Production Administration	86,420E	
	<u>Expenditure Total</u>	<u>\$1,700,000E</u>

Note:

1. Land acquisition from other funding sources.
2. Building Permits in base bid construction costs.
3. All figures rounded to nearest dollar.
4. E indicates estimated or in-progress expenditure.

