



San Bernardino County

Legislation Text

File #: 887, Agenda Item #: 1

REPORT/RECOMMENDATION TO THE BOARD OF GOVERNORS OF THE HOUSING AUTHORITY OF THE COUNTY OF SAN BERNARDINO AND RECORD OF ACTION

August 20, 2019

FROM

MARIA RAZO, Executive Director, Housing Authority of the County of San Bernardino

SUBJECT

Construction Contract with Noble E&C Inc. for Interior Plumbing Re-pipe for the Parkside Pines Affordable Housing Community.

RECOMMENDATION(S)

Approve a construction contract with Noble E&C Inc. for interior plumbing re-pipe for the Parkside Pines affordable housing community in Colton, in an amount not to exceed \$472,600.

(Presenter: Maria Razo, Executive Director, 332-6305)

COUNTY AND CHIEF EXECUTIVE OFFICER GOALS & OBJECTIVES

Provide for the Safety, Health and Social Service Needs of County Residents.

FINANCIAL IMPACT

This item will not result in the use of Discretionary General Funding (Net County Cost). This contract for a total amount not-to-exceed \$472,600 will be funded through a reserve escrow account that has been established for this property's Rental Assistance Demonstration (RAD) conversion.

BACKGROUND INFORMATION

The Housing Authority of the County of San Bernardino (HACSB) has actively pursued the United States Department of Housing and Urban Development's RAD program in order to convert its Public Housing units to project-based Housing Choice Voucher (HCV) units. This allows for the stabilization of revenue to these communities as traditionally HCV funding has been less prone to cuts than the Public Housing program. HACSB has converted over 1,000 units under the RAD program since 2013 and Parkside Pines affordable housing community in Colton is one of the most recent RAD conversions, consisting of 85 units.

One important component of the RAD program is to conduct a Physical Condition Assessment (PCA) of the converting properties to determine what capital improvement work is required at each property. Completing the work identified in the PCA is a condition that must be met for the RAD conversion. Parkside Pines community property was constructed in 1954 and part of the capital work has been identified in the PCA. HACSB has procured a vendor to update the plumbing infrastructure of the property through the replacement of main water lines, interior water lines and sewer laterals. The updating of the plumbing infrastructure is expected to reduce the future plumbing related maintenance issues for the site. HACSB has communicated to the contractor that they must work with staff to minimize any inconvenience to residents.

PROCUREMENT

On March 17, 2019, HACSB issued an Invitation for Bid (IFB) PC1111 for Interior Plumbing Re-Pipe Colton R.A.D. Rehab which resulted in the receipt of two proposals. Outreach efforts included advertisement through online procurement vendor PlanetBids Inc., email invitations to 250 vendors, and posting on the agency website. The proposals were evaluated per the requirements of the IFB in which Noble E&C was deemed most qualified, best priced, and most responsive to provide this service to HACSB.

Sealed bids were received by the deadline from the following organizations:

<u>Contractors Name</u>	<u>Location</u>	<u>Amount</u>
Noble E&C Inc.	Diamond Bar, CA	\$472,600.00
Montgomery Plumbing Inc.	Moreno Valley, CA	\$1,703,680.00

REVIEW BY OTHERS

This item has been reviewed by Legal Counsel (Julie J. Surber, Principal Assistant County Counsel, 387-5455) on August 12, 2019; Finance (Kathleen Gonzalez, Administrative Analyst, 387-5412) on August 12, 2019 and Finance and Administration (Matthew Erickson, County Chief Financial Officer, 387-4523) on August 12, 2019.