

REQUEST FOR PROPOSALS ANALYSIS AND STAFF RECOMMENDATION

Contracting Agency: Housing Authority of the City of Milwaukee
Official Notice Number: 58114
Date and Time of Opening: Friday, September 8, 2023, 2:00 PM (CDST)
Type of Work, Services, or Material: General Contractors for Various Repairs
Housing Development and Number: Scattered Sites; all AMPs possible, but primarily WI-16/691/North+West
Award Amount: \$175,000.00 not-to-exceed to each of 4 awardees
\$700,000.00 not-to-exceed total award
Account Number: XXX-443032-9019 (CFP 2019)

<u>Offeror</u>	<u>City, State</u>	<u>Rank</u>
<i>AJ Development Group LLC</i>	<i>Milwaukee, Wisconsin</i>	<i>1 – tie</i>
<i>Insulation Technologies Inc.</i>	<i>Milwaukee, Wisconsin</i>	<i>1 – tie</i>
<i>Lakeside Remodeling LLC</i>	<i>Franksville, Wisconsin</i>	<i>2</i>
<i>Integral Construction and Development LLC</i>	<i>Mequon, Wisconsin</i>	<i>3</i>
Tri City General Services	Milwaukee, Wisconsin	4

PROCUREMENT REVIEW

PROCURING SECTION: Modernization & Development Services

Five proposals were received. Proposals were evaluated and ranked per the criteria stated in the RFP. The four highest ranked offerors demonstrated sufficient technical capability, capacity, and past performance: AJ Development Group LLC, Insulation Technologies Inc., Lakeside Remodeling LLC, and Integral Construction and Development LLC.

Evaluators recommend that HACM exercise its option to make multiple awards. Award is recommended to the four highest ranked offerors. The fifth offeror did not demonstrate sufficient technical merits to be considered for award.

Proposed pricing from the offerors varies greatly. Most offerors included at least some hourly rates that seem rather high. Evaluators recommend that each awardee be allowed to start with an initial round of properties to work on. Staff will monitor how things proceed in terms of both price and performance for each awardee. If staff determines that it is not in HACM's best interests to continue with an awardee because of high price and/or poor performance, then HACM can simply suspend work with that awardee. HACM can also attempt to negotiate lower rates with an awardee that has performed satisfactorily but at a higher price than HACM would like to or is able to pay.

The Modernization & Development Services Section, in conjunction with Housing Management staff, recommends award to AJ Development Group LLC, Insulation Technologies Inc., Lakeside Remodeling LLC, and Integral Construction and Development LLC, each in the amount of \$175,000.000 not-to-exceed for services on an as-needed basis, for a total award of \$700,000.00 not-to-exceed. HACM reserves the right to reallocate contract authority dollars from one awardee to another as needed, but the total award amount will remain the same (unless a change order is authorized).

Vice President of Construction _____ Date _____

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EMERGING BUSINESS ENTERPRISES

Target Contracting 20 % MBE and/or WBE
Proposed Contracting 100 % MBE and/or WBE

AJ Development Group LLC (100% MBE), Insulation Technologies Inc. (100% MBE), and Integral Construction and Development LLC (100% SBE) are certified MBE/SBE firms with the State of Wisconsin. Lakeside Remodeling LLC is not a certified EBE firm with the State of Wisconsin or any other EBE certifying agency. The aforementioned general contractors have not identified a possible need to subcontract or to hire at this time. If any of the general contractors should need to hire or to subcontract in the future, then they will contact Purchasing/Contracts Services prior to seeking any subcontractors or candidates on its own.

Contract Compliance Officer _____ Date _____

SECTION 3

This award falls under the new Section 3 rule. Our consultant, Motivation Inc., will be working with AJ Development Group LLC, Insulation Technologies Inc., Lakeside Remodeling LLC, and Integral Construction and Development LLC on Section 3 compliance under the new rule. Purchasing/Contracts Services recommends proceeding with award.

Contract Compliance Officer _____ Date _____

FINANCE AND ACCOUNTING

Finance and Accounting concurs with the recommendation of the Procuring Section to award contract to AJ Development Group LLC, Insulation Technologies Inc., Lakeside Remodeling LLC, and Integral Construction and Development LLC. Charge the account number(s) as indicated above.

Grants/Budget _____ Date _____

RECOMMENDATION

RECOMMEND AWARD OF CONTRACT TO AJ DEVELOPMENT GROUP LLC, INSULATION TECHNOLOGIES INC., LAKESIDE REMODELING LLC, AND INTEGRAL CONSTRUCTION AND DEVELOPMENT LLC.

APPROVAL RECOMMENDED

Chief Financial Officer _____ Date _____

APPROVED

Secretary-Executive Director _____ Date _____