

INVITATION FOR BIDS
TABULATION, ANALYSIS, AND RECOMMENDATION

Contracting Agency:	Housing Authority of the City of Milwaukee
Official Notice Number:	57827
Date and Time of Opening:	Thursday, November 30, 2017 2:00 PM (CST)
Type of Work, Services, or Material:	Hazardous Materials Abatement, Building Demolition, and Site Clearance (Phase 4)
Housing Development and Number:	Westlawn Gardens Phase 2
Budget Amount/Cost Estimate:	\$2,078,096.00
Budget/Account Number:	CFP 2018, 553-443034-9018

<u>Bidder</u>	<u>City, State</u>	<u>Amount</u>
<i>Rams Contracting, Ltd.</i>	<i>Lannon, WI</i>	<i>\$1,371,000.00</i>
Dakota Intertek Corp.	New Berlin, WI	\$1,416,549.84
Landwehr Construction Inc.	St. Cloud, MN	\$1,830,201.00

PROCUREMENT REVIEW

PROCURING SECTION: Modernization & Development Services

Based on the review of bids by HACM's consultants (R.A. Smith Inc. and Professional Service Industries Inc.), the Modernization & Development Services section recommends award to Rams Contracting, Ltd., the lowest responsive and responsible bidder.

Vice President of Construction _____ Date _____

EMERGING BUSINESS ENTERPRISES

Target Contracting 20 % MBE, WBE, or any combination thereof subcontract participation
Proposed Contracting 73 % MBE/WBE

Rams Contracting is certified as both MBE and WBE. Rams is self-performing the majority of the work, so the majority of contract dollars will be paid to an EBE. In the event that Rams Contracting has an additional need to subcontract, Purchasing & Contract Services will be contacted. It has been recommended to proceed by Purchasing & Contracts Services.

Contract Compliance Officer _____ Date _____

SECTION 3

Target Contracting 10 % Target Employment 30% of new hires
Proposed Contracting 3 % Proposed Employment zero hires

Rams Contracting is not a Section 3 Business Concern. Rams is utilizing South Star Trucking, a Section 3 Business Concern, for trucking. The subcontract with South Star totals roughly 3% of the total contract amount. While this falls under the 10% target for Section 3 subcontracting, Rams Contracting has exceeded the EBE goal and is willing to comply with Section 3 by providing other economic opportunities to residents and Section 3 Business Concerns. Negotiations regarding the details of the other economic opportunities are ongoing. Rams Contracting does not have a need to hire; however, it is aware that Purchasing & Contracts Services must be contacted should the need arise. It has been recommended to proceed by Purchasing & Contracts Services.

Contract Compliance Officer _____ Date _____

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FINANCE AND ACCOUNTING

Finance and Accounting concurs with the recommendation of the Procuring Section to award contract to Rams Contracting, Ltd. Charge the account number(s) as indicated above.

Grants Accountant/Budget Analyst _____ Date _____

RECOMMENDATION

RECOMMEND AWARD OF CONTRACT TO RAMS CONTRACTING, LTD., THE LOWEST RESPONSIVE AND RESPONSIBLE BIDDER.

APPROVAL RECOMMENDED

Chief Financial Officer _____ Date _____

Asst Secretary–Mod Coordinator _____ Date _____

APPROVED

Secretary–Executive Director _____ Date _____



CREATIVITY BEYOND ENGINEERING

R.A. Smith, Inc.
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000 | rasmith.com

December 5, 2017

Torti Gallas + Partners, Inc.
Mr. William Fears
1300 Spring Street
Silver Spring, MD 20910

Re: Recommendation of Award - Westlawn Phase 2 – Demolition Phase 4, Official No. 57827

Dear Mr. Fears:

We have conducted a follow up phone interview and checked references for the apparent low bidder for Official Notice No. 57827 - Rams Contracting, Ltd.

During our conversation the contractor demonstrated proficiency and knowledge of the general requirements for this type of demolition & grading project. Also, the contractor was aware of the difficult phasing and coordination issues that will accompany their work.

Additionally, the supplied references included in the bid forms confirmed relevant project experience and provided positive recommendations in their previous interactions with the contractor.

We thereby recommend the award of contract for this phase of work to Rams Contracting, Ltd.

Sincerely,

R.A. Smith, Inc.

David J. Cleary, P.E.
Senior Project Manager

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December 4, 2017

Mr. David Flores
Housing Authority of the City of Milwaukee
5125 W. Lisbon
Milwaukee, WI 53210

Re: Hazardous Materials Abatement, Building Demolition and Site Clearance (Phase 4) at Westlawn Gardens Phase 2
Official Notice Number 57827

Dear Mr. Flores,

As you requested, PSI has reviewed the asbestos abatement portion of the bids for the above referenced project. Rams Contracting, Ltd. (Rams) submitted the lowest responsive bid of \$1,371,000.00, of which, \$425,000.00 was allotted to KPH Environmental (KPH) for abatement. This amount was in line with PSI's estimate of \$335,000.00-360,000.00. Following is our recommendation for awarding the contract to KPH, along with additional reasoning for making that recommendation.

PSI spoke with Mr. Kert Harenda of KPH, Rams' asbestos abatement subcontractor, on December 1, 2017 to ascertain their understanding of the scope of work involved and their ability to perform the work for the quoted price and within the allotted time. Mr. Harenda assured PSI that he had a thorough understanding of the work as detailed in the specifications and was confident in their ability to perform the work at the price bid.

In addition to the above, PSI reviewed the National and Wisconsin / Better Business Bureau (BBB) web-site for any complaints filed against KPH. No Information was found for KPH Environmental.

In conclusion, PSI recommends that Rams Contracting Ltd. be awarded the work. Please contact PSI at (262) 521-2125 with any questions or comments.

Respectfully submitted,
PROFESSIONAL SERVICE INDUSTRIES, INC.



Jim Updike
Project Manager



Larry Raether, P.E.
Department Manager