

NON-COMPETITIVE PROPOSAL ANALYSIS AND STAFF RECOMMENDATION

Contracting Agency:	Housing Authority of the City of Milwaukee
Type of Work, Services, or Material:	Partial Site Infrastructure
Housing Development and Number:	Westlawn Gardens Phase 2
Award Amount:	\$531,200.00
Job Number:	CDBG, 390B-148000-1840

<u>Firm</u>	<u>City, State</u>	<u>Amount</u>
<i>Bohmann & Vick Inc.</i>	<i>Brookfield, WI</i>	<i>\$531,200.00</i>

PROCUREMENT REVIEW

PROCURING SECTION: Modernization & Development Services

A formal, publicly advertised Invitation for Bids (IFB) known as Official Notice Number 57856 was conducted in June/July 2018. The scope of work was for extensive site infrastructure, including paving, sewers, water main, etc. The advertisement was published in the local construction industry newspaper (The Daily Reporter). In addition: a public notice was posted on the HACM's website; a notice was sent directly to contractors who registered for HACM's automated eNotification system for current bidding opportunities; a notice was sent to local contractor exchanges and plan rooms; a notice was sent to various chambers of commerce and construction industry associations; and staff directly contacted prospective bidders to inform them of the availability of the IFB.

Two bids were received: \$3,409,860 from Bohman & Vick Inc.; and \$3,722,038 from Stark Pavement Corp. Both bids significantly exceeded the cost estimate/budget for the work and, thus, were rejected. The Housing Authority is investigating how best to obtain better pricing, by re-bid and/or "piggybacking" on recent contracts for similar services awarded by the City of Milwaukee Department of Public Works or other governmental entities.

However, a portion of the work solicited directly affects two current multi-family midrise projects whose construction schedules are at critical junctures: Victory Manor and Building 2.2. The delay required to conduct a new formal, publicly advertised IFB for the necessary site infrastructure for Victory Manor and Building 2.2 cannot be afforded at this time, particularly to still allow us to meet the occupancy deadline tied to the mixed financing for Victory Manor. Furthermore, the original IFB resulted in only two bidders despite extensive publication of notices during the time of year when contractors are actively seeking work for the upcoming construction season. The construction season is now well underway, and contractors are likely to be too busy to take on additional work and/or would consider taking on additional work only at a price premium.

In an effort to avoid jeopardizing the Victory Manor project and impeding progress on the Building 2.2 project, the low bidder to the original solicitation, Bohmann & Vick Inc., was asked to provide a price only for the site infrastructure work necessary to complete Victory Manor and for establishing water lines and fire hydrant for Building 2.2. This scope of work includes: public storm sewer for Victory Manor; public water main for Building 2.2; excavation; paving. Bohmann & Vick Inc. provided a price of \$531,200 for this work. Bohmann & Vick Inc. is a reputable, successful, MBE/WBE-certified contractor in Wisconsin that has performed satisfactorily on current and recent contracts with the Housing Authority. Thus, a good contractor can be brought on quickly for a reasonable price to complete this critical work without delaying the construction schedule.

The funding for this particular procurement will be non-HUD. Thus, HUD approval is not required to proceed with award.

Modernization & Development Services recommends that the Housing Authority award a contract to Bohmann & Vick Inc. in the amount of \$531,200.

Vice President of Construction _____ Date _____

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EMERGING BUSINESS ENTERPRISES

Target Contracting	<u>20</u> %	MBE and/or WBE
Proposed Contracting	_____ %	_____

Section 3 Coordinator _____ Date _____

SECTION 3

Target Contracting (when triggered)	<u>10</u> %	Target Employment (when triggered)	<u>30% of new hires</u>
Proposed Contracting	_____ %	Proposed Employment	_____

Section 3 Coordinator _____ Date _____

FINANCE AND ACCOUNTING

Finance and Accounting concurs with the recommendation of the Modernization & Development Services Section to award a contract to Bohmann & Vick Inc. as described above. Charge the account number(s) as listed above.

Grants Accountant/Budget Analyst _____ Date _____

RECOMMENDATION

RECOMMEND AWARD TO BOHMANN & VICK INC. AS DESCRIBED ABOVE.

APPROVAL RECOMMENDED

Chief Financial Officer _____ Date _____

Asst Secretary–Mod Coordinator _____ Date _____

APPROVED

Secretary–Executive Director _____ Date _____