

REQUEST FOR PROPOSALS ANALYSIS AND STAFF RECOMMENDATION

Contracting Agency: Travaux Inc.
Official Notice Number: 57940
Date and Time of Opening: August 9, 2019, 2:00 PM (CDST)
Type of Work, Services, or Material: Factory-Built Housing Units for Phase 4B Townhomes
Housing Development and Number: Westlawn Gardens Phase 2
Award Amount: \$22,000,000.00 not-to-exceed
Budget/Account Number: Westlawn Renaissance VI Mixed Financing, 558B-41800

Offeror	City, State	Rank
Champion Commercial Structures	Troy, MI	1
Terrace Homes Retail LLC	Friendship, WI	2

PROCUREMENT REVIEW

PROCURING SECTION: Modernization & Development Services

Two firms responded to the Request for Proposals (RFP). Both proposals were evaluated per the criteria of the RFP. The highest ranked firm was Champion Commercial Structures (Champion). Travaux/HACM staff interviewed Champion’s staff and visited Champion’s production facility to discuss the proposal in more detail. Travaux/HACM staff determined that Champion’s capabilities, capacity, and preliminary pricing are acceptable. Final pricing for each building will be further negotiated as the building is approved and scheduled for production.

The Modernization & Development Services Section recommends a total award in the amount of \$22,000,000.00 not-to-exceed to Champion. This award will be split into two parts, exact dollar amounts to be determined and adjusted as necessary. One part will be for approximately \$15,500,000.00 not-to-exceed for the factory-built housing units themselves (commodity). The other part will be for approximately \$6,500,000.00 not-to-exceed for associated work on site (construction).

Award to Champion is contingent upon the execution of the contract between Travaux Inc. and Westlawn Renaissance VI LLC for Phase 4B construction.

Vice President of Construction _____ Date _____

EMERGING BUSINESS ENTERPRISES

Target Contracting 25 % 20% MBE and/or WBE
5% any designation (MBE, WBE, DBE, EBE, SBE, VOB)

Proposed Contracting 0 %

Champion Commercial Structures is not a certified MBE or WBE with the State of Wisconsin. Champion Commercial Structures has identified a need to subcontract at this time for the crane and modular erector work. If Champion Commercial Structures needs to subcontract any other portion of the work, then Champion Commercial Structures will contact Purchasing/Contracts Services prior to seeking any subcontractors on its own. Purchasing/Contract Services recommends proceeding with award.

Section 3 Coordinator _____ Date _____

SECTION 3

Target Contracting 10 % Target Employment 30% of new hires
Proposed Contracting 0 % Proposed Employment zero

Champion Commercial Structures is not a certified Section 3 business. Champion Commercial Structures has identified a need to subcontract at this time for the crane and modular erector work. If Champion Commercial Structures needs to subcontract any other portion of the work, then Champion Commercial Structures will contact Purchasing/Contracts Services prior to seeking any subcontractors on its own. Champion Commercial Structures has not identified a need to hire at this time. If Champion Commercial Structures needs to hire in the future, then Champion Commercial Structures will contact Purchasing/Contracts Services prior to seeking any candidates on its own.

With Champion Commercial Structures triggering Section 3 with this contract, the Section 3 Coordinator will work with Champion Commercial Structures to find a way to be in compliance. Purchasing/Contracts Services recommends proceeding with award.

Section 3 Coordinator _____ Date _____

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FINANCE AND ACCOUNTING

Finance and Accounting concurs with the recommendation of the Procuring Section to award contract to Champion Commercial Structures. Charge the account number(s) as indicated above.

Grants Accountant/Budget Analyst _____ Date _____

RECOMMENDATION

RECOMMEND AWARD OF CONTRACT TO CHAMPION COMMERCIAL STRUCTURES.

APPROVAL RECOMMENDED

Chief Financial Officer _____ Date _____

Asst Secretary–Mod Coordinator _____ Date _____

APPROVED

Secretary–Executive Director _____ Date _____