Contracting Agency: Official Notice Number: Date and Time of Opening:	Travaux Inc. 57983 Friday, June 19, 2020, 10:00 AM (CDST)
Type of Work, Services, or Material:	Factory-Built Housing Units
Type of Work, bervices, of Material.	for Westlawn Renaissance IV
	(Phase 3 – Building 3.2 and Building 3.3)
Housing Development and Number:	Westlawn Gardens Phase 2
Award Amount:	\$6,500,000.00 not-to-exceed
Budget/Account Number:	Westlawn Renaissance IV Mixed Financing, 554B-418000

## <u>Offeror</u>

City, State Rank

Champion Modular Inc. dba Champion Commercial Structures	Troy, MI	1
Vesta Housing Solutions LLC dba Vesta Modular	Southfield, MI	2
Communications Engineering Co.	New Berlin, WI	not ranked
Fireline Sprinkler Corp.	Appleton, WI	not ranked

## PROCUREMENT REVIEW

PROCURING SECTION: Modernization & Development Services

Four firms responded to the Request for Proposals (RFP).

Two firms, Communications Engineering Co. and Fireline Sprinkler Corp., submitted proposals that included only a small portion of the solicited work (video surveillance/security system and sprinklers, respectively). These proposals were rejected as non-responsive.

The remaining two proposals submitted by Champion Modular Inc. dba Champion Commercial Structures (Champion) and by Vesta Housing Solutions LLC dba Vesta Modular (Vesta) were evaluated by Travaux staff and by a representative of Baker Tilly Virchow Krause LLP (BTVK), Travaux's consultant, per the criteria of the RFP. The highest ranked firm was Champion. Travaux staff had previously interviewed Champion's staff and visited Champion's production facility. Travaux staff and the BTVK representative determined that Champion's capabilities, capacity, and preliminary pricing are acceptable. Final pricing for each building will be further negotiated as the design is finalized and production scheduled.

The Modernization & Development Services Section recommends a total award in the amount of \$6,500,000.00 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 \$6,100,000.00 not-to-exceed for the factory-built housing units themselves (commodity). The other part will be for approximately \$400,000.00 not-to-exceed for work on site (installation).

Award to Champion is contingent upon the execution of the contract between Travaux Inc. and Westlawn Renaissance IV LLC for Phase 3 (Building 3.2 and Building 3.3) construction.

Vice President of Construction

Date \_\_\_\_\_

## **EMERGING BUSINESS ENTERPRISES**

Target Contracting <u>25</u>%

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

Proposed Contracting <u>0</u>%

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

Section 3 Coordinator

Date

Contracting Agency: Official Notice Number: Date and Time of Opening: Type of Work, Services, or Material: Housing Development and Number: Award Amount: Budget/Account Number:	Travaux Inc. 57983 Friday, June 19, 2020, 10:00 AM (CDST) Factory-Built Housing Units for Westlawn Renaissance IV (Phase 3 – Building 3.2 and Building 3.3) Westlawn Gardens Phase 2 \$6,500,000.00 not-to-exceed Westlawn Renaissance IV Mixed Financing, 554B-418000	
SECTION 3		
Target Contracting       10 %         Proposed Contracting       0 %	Target Employment30% of new hiresProposed Employmentzero	
The award is a not-to-exceed amount divided into two parts, in-factory commodity and on-site work, approximate breakdown as follows: <ul> <li>in-factory commodity, \$6,100,000</li> <li>on-site work, \$400,000</li> <li>Total, \$6,500,000</li> </ul> <li>Section 3 applies to only the on-site work.</li>		
Champion Modular Inc. dba Champion Commercial Structures (Champion) is not a certified Section 3 business. Champion has identified a need to subcontract at this time for the crane and modular erector work. If Champion needs to subcontract any other portion of the work, then Champion will contact Purchasing/Contracts Services prior to seeking any subcontractors on its own. Champion has not identified a need to hire at this time. If Champion needs to hire in the future, then Champion will contact Purchasing/Contracts Services prior to seeking any candidates on its own.		
As another economic effort (due to Champion triggering Section 3 with this contract), Champion and the Section 3 Coordinator have discussed Champion providing an opportunity for those interested in learning about modular construction to shadow the erection subcontractor during the set process on site.		
Purchasing/Contracts Services recomm	nends proceeding with award.	
Section 3 Coordinator	Date	
FINANCE AND ACCOUNTING		
Finance and Accounting concurs with the recommendation of the Procuring Section to award contract to Champion Modular Inc. dba Champion Commercial Structures. Charge the account number(s) as indicated above.		
Grants Accountant/Budget Analyst	Date	
RECOMMENDATION		
	RACT TO CHAMPION MODULAR INC. DBA CHAMPION	
APPROVAL RECOMMENDED		
Chief Financial Officer	Date	
Asst Secretary–Mod Coordinator	Date	
APPROVED		
	Date	