



**Executive Communication (EC) 2016-1**

**To:** AHA Board of Housing Commissioners  
**From:** Linda Bridge, Executive Director  
**Date:** January 20, 2016  
**Re:** Executive Communication 2016-01 Request for Proposals (RFP)# 1508: UFAS/ADA Remodel – Contract Award(s)

**Background:**

Albuquerque Housing Authority (AHA) entered into a Voluntary Compliance Agreement (VCA) with the United States Department of Housing and Urban Development (HUD) Office of Fair Housing and Equal Opportunity (FHEO) to address Fair Housing Act Compliance issues raised in the Department’s review of AHA’s public housing sites and responsibilities under Section 504 of the Rehabilitation Act of 1973 and Title VI of the Civil Rights Act. The AHA has agreed to make modifications to a minimum of 5% of the AHA Public Housing units and to the Carnis Salisbury Building (AHA office building) to be in conformance with the Uniform Federal Accessibility Standards (UFAS), and make any necessary reasonable modifications within the Public Housing units.

AHA issued a Request for Proposal (# P1508) for UFAS remodel work at five sites. The RFP was posted through the National Association of Housing and Redevelopment Officials (NAHRO) procurement advertisement website and noticed in the three major plan houses. AHA received two proposals before the proposal deadline. Board approval is required for contracts over \$500,000.

**Discussion:**

Proposals received by AHA were evaluated based on a number of factors including cost and experience. All members of the evaluation committee ranked the proposal submitted by Pavilion Construction highest. The second ranked proposal, from Vigil Contracting Services, Inc., scored highly and they are a qualified Section 3 Business, under Section 3 of the HUD Act of 1968.

Pricing included in the proposals is listed below.

	Pavilion Construction	Vigil Contracting Services
112 to 232 60 <sup>th</sup> Street NW (3 units)	\$173,903.00	\$162,817.00
701 5 <sup>th</sup> St SW (Barelas) (6 units)	\$193,637.00	\$154,755.75
6100 Harper Dr NE (3 units)	\$113,210.00	\$85,455.50
3224 Lafayette Dr NE (2 units)	\$108,666.00	\$115,283.50
9000 Veranda Rd NE (3 units)	\$159,865.00	\$192,044.50
<b>Total (excluding GRT)</b>	<b>\$749,281.00</b>	<b>\$710,356.25</b>



Determining factors that resulting in the higher ranking of the proposal submitted by Pavilion Construction include demonstrated experience with multifamily residential remodeling work, UFAS/ADA projects, and remodel with resident relocation.

Staff believes that it will be in the best interest of AHA to award all, or a majority, of the contract to Pavilion Construction. Staff would like to conduct an interview with Vigil Contracting Services to determine if they have the capability to complete a remodel with residential relocation. If staff believes that Vigil Contracting Services has the capability to effectively manage remodel with relocation, staff would like the authority to enter into contracts with both Vigil Contracting Services and Pavilion. If staff does not believe that Vigil Contracting Services has the capability to effectively manage remodel with relocation, staff would like the authority to award the entire contract to Pavilion Construction.

**Recommendation:**

Request immediate Board approval to enter into a contract with either or both contractors pending successful negotiations.

-----  
By voting to formally approve receipt of this Executive Communication, the AHA BOARD OF HOUSING COMMISSIONERS, the governing body of the AHA does:

1. Authorize the Executive Director, or a designee appointed by the Executive Director to conduct interviews and/or negotiations both Pavilion Construction and Vigil Contracting Services, Inc.; and
2. Authorize the Executive Director, at the Executive Director's discretion, to execute a contract with Pavilion Construction alone, or, if it is determined to be in the best interest of AHA, to execute contracts with both Pavilion Construction and Vigil Contracting Services Inc. to complete the remodel of the Public Housing units as contemplated in Request for Proposals (RFP) #1508.

PASSED and ADOPTED this 20<sup>th</sup> day of January, 2016.  
BY A VOTE OF 4 FOR, AND 0 AGAINST.

Members Absent: Rivera-Wiest  
Members voting against: \_\_\_\_\_

ALBUQUERQUE HOUSING AUTHORITY  
BOARD OF HOUSING COMMISSIONERS

By:   
Stephen J. Vogel, Chairperson of the Board

ATTEST:   
Linda Bridge, Secretary to the Board and Executive Director