To: Albuquerque Housing Authority Board of Housing Commissioners

From: Dan Foster, Housing Development Director

Date: August 18, 2021

Re: Executive Communication 2021-02 Request for Approval of Increase in Maximum Initial Construction Amount - 6100 Harper (Contract P2125)

Background:

AHA issued a Request for Proposal (#P2125) AHA Remodel of 6100 Harper. The RFP was posted through the National Association of Housing and Redevelopment Officials (NAHRO) procurement advertisement website. AHA received four proposals before the proposal deadline. Proposals were received from:

1. Pavilion Construction, LLC,
2. Tofel Dent Construction,
3. Gibraltar Construction Co., Inc., and
4. J4 Development, Inc.

Proposals received by AHA were evaluated based on a number of factors as outlined in the table below.

Factor Type	Maximum Points
Experience	20
Capacity	20
Approach & Methodology	25
Price/Fee	20
Section 3 Business	15

The proposal from Pavilion Construction was ranked highest by all review committee members.

Discussion:
On November 18, 2020, the AHA Board of Housing Commissioners accepted Executive Communication 2020-06, Request for Proposal (#P2125) AHA Remodel of 6100 Harper – Contract Award authorizing the Executive Director, at the Executive Director's discretion, to execute a contract with Pavilion Construction in an initial amount not-to-exceed $5,700,000.00 (excluding gross receipts tax) for the remodel of the 6100 Harper Drive NE as contemplated in Request for Proposals #P2125, pending successful negotiations.

Negotiation were successfully completed and the Intent to Award Contract was issued to Pavilion Construction. Since the initial negotiations were concluded, the cost of construction materials and labor have increased substantially across the board with some materials more than doubling in cost. In addition, the general contractor was required to supply the Builder's Risk insurance policy which was not included in the original

RFP or proposal. Given the above considerations, the final initial amount for Contract P2125, AHA Remodel of 6100 Harper Dr NE, has increased and staff requests Board approval for the execution of the contract with Pavilion Construction in an initial amount not-to-exceed $6,000,000.00 (excluding gross receipts tax) for the remodel of the 6100 Harper Dr NE.

Recommendation:
Staff requests Board approval for the execution of a contract with Pavilion Construction in an initial amount not-to-exceed $6,000,000.00 (excluding gross receipts tax) for the remodel of the apartment complex at 6100 Harper Drive North East, Albuquerque, New Mexico.

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, at the Executive Director's discretion, or designee to execute a contract with Pavilion Construction in an initial amount not-to-exceed $6,000,000.00 (excluding gross receipts tax) for the remodel of the 6100 Harper Dr NE as contemplated in Request for Proposals #P2125 and ratify the actions taken by the Executive Director to finalize the contract to facilitate the closing of the project financing.

PASSED and ADOPTED this 18th day of August 2021.

BY A VOTE OF 4 FOR, AND 0 AGAINST.

Members Absent: McGee

Members voting against: _____

ALBUQUERQUE HOUSING AUTHORITY
BOARD OF HOUSING COMMISSIONERS

By: /s Rebecca Robinson
Rebecca Robinson, Chairperson of the Board

ATTEST:

/s Linda Bridge
Linda Bridge, Secretary to the Board and Executive Director