


REPORT OF THE PRESIDENT AND CEO

November 18, 2021

RESOLUTION AUTHORIZING THE PRESIDENT AND CEO, OR DESIGNEE, TO EXECUTE A CONTRACT WITH CHAPMAN COAST ROOF COMPANY, INC., FOR THE ROOF RESTORATION OF THIRTY-SIX (36) BUILDINGS AT THE PUEBLO DEL RIO PUBLIC HOUSING DEVELOPMENT PURSUANT TO AWARD UNDER IFB HA-2021-150 FOR A TOTAL CONTRACT AMOUNT NOT-TO-EXCEED \$928,204



 Douglas Guthrie
 President and Chief Executive Officer



 Marisela Ocampo
 Director of Housing Management

Purpose: To perform the roof restoration of thirty-six (36) buildings located at the Pueblo Del Rio public housing development.

Issues: The Housing Authority of the City of Los Angeles (“HACLA”) has determined that the roofs on thirty-six (36) buildings located at the Pueblo Del Rio public housing development require complete restoration due to age and current dilapidated condition. Routine maintenance consisting of patch repairs are no longer a viable solution, as there are numerous areas where the roofs require more than temporary fixes. Chapman Coast Roof Company, Inc. (“Chapman”) will perform restoration and related abatement work as part of the project. HACLA will provide Chapman with the bulk of the project materials, which HACLA purchased from the Garland Company under a separate contract as a cost-saving measure.

Procurement: On September 30, 2021, HACLA issued Invitation for Bid No. HA-2021-150 (the “IFB”), to solicit bids for the roof restoration of thirty-six (36) buildings located at the Pueblo Del Rio public housing development. The IFB was advertised on the City of Los Angeles’ Business Assistance Virtual Network (“LABAVN”) website for a total of twenty-eight (28) days. A total of one hundred twenty-two (122) vendors viewed the IFB on the LABAVN website. Bidders were asked to substantiate having a minimum of five (5) years’ experience performing projects of similar scope and character. On October 28, 2021, HACLA received and opened seven (7) bids. It was determined that Chapman met all the solicitation requirements and submitted the lowest, responsive and responsible bid. The following table identifies the bids from lowest to highest priced.

Company Name	Base Bid Totals
Chapman Coast Roof Company, Inc.	\$843,822
Best Contracting Services, Inc.	\$934,189
Letner Roofing Company	\$949,180
R & R Roofing and Waterproofing, Inc.	\$1,010,370
Western States Roofing, Inc.	\$1,184,819
Pacific Polymers Inc.	\$1,428,305
Commercial Roofing Systems, Inc.	\$1,690,617

The Housing Services Department (“Department”) performed a price reasonableness determination and compared Chapman’s bid to the Independent Cost Estimate (“ICE”) to ensure Chapman’s price was reasonable. The ICE was based on price factors taken from previous roofing projects, with consideration of the California Construction Cost Index and rising labor cost over the last several years. The Department also reviewed the following previous Pueblo Del Rio roofing project bids: 1) HA-2015-1761-A; and 2) HA-2020-117. Staff determined Chapman’s \$843,822 bid for this project is comparable to previous roofing projects.

The Department staff therefore recommends award of the contract to Chapman in an amount of \$843,822, plus a ten percent contingency amount (\$84,382) for unforeseen site conditions, for a total contract amount not-to-exceed \$928,204.

Vision Plan: PLACE Strategy #1: Stabilize the physical and financial viability of the conventional public housing portfolio

The public housing portfolio has been undergoing modernization and redevelopment efforts in order to sustain and add to the existing housing stock. Most of the fourteen public housing sites were built in the 1940’s and 1950’s and require numerous capital improvements. The existing roofs at the thirty-six (36) buildings located at Pueblo Del Rio need restoration due to age and existing poor conditions.

PLACE Strategy #9: Manage capital resources and reserves to sustain useful life of existing and new units in the Housing Authority’s portfolio

HACLA must maintain an aging public housing portfolio with limited funding. While the amount of physical needs has grown significantly over the years, the amounts received for improvement and maintenance efforts has remained approximately the same. Managing the limited funds with the goal of keeping the public housing stock at their highest level of usefulness and efficiency is an imperative.

Funding: The Chief Administrative Officer confirms the following:

Source of Funds: Public Housing Capital Fund is the primary funding source for public housing capital improvement projects.

Budget and Program Impact: These expenditures are included in HACLA’s 2021 Capital Budget and will be budgeted in subsequent years as required.

Environmental Review:

The action required in the attached resolution to issue a contract to Chapman for the roof restoration of thirty-six (36) buildings located at Pueblo Del Rio have been reviewed by the Department and are exempt from CEQA and NEPA requirements.

Section 3: Chapman and its subcontractor Klondike Construction Services Inc., have each submitted Economic Opportunity Plans in conformity with HUD and HACLA’s Section 3 requirements. Chapman committed to hire five (5) roofer apprentices who will join Local 36. In addition, Klondike Construction Services, qualified as a Section 3 and minority-owned business, will hire two (2) roofers and one (1)

abatement worker.

- ATTACHMENTS:**
1. Resolution
 2. Summary of Procurement and Outreach

RESOLUTION NO. _____

RESOLUTION AUTHORIZING THE PRESIDENT AND CEO, OR DESIGNEE, TO EXECUTE A CONTRACT WITH CHAPMAN COAST ROOF COMPANY, INC., FOR THE ROOF RESTORATION OF THIRTY-SIX (36) BUILDINGS AT THE PUEBLO DEL RIO PUBLIC HOUSING DEVELOPMENT PURSUANT TO AWARD UNDER IFB HA-2021-150 FOR A TOTAL CONTRACT AMOUNT NOT-TO-EXCEED \$928,204

WHEREAS, the Housing Authority of the City of Los Angeles (“HACLA”) requires the restoration of thirty-six (36) roofs located at the Pueblo Del Rio public housing development (“Pueblo Del Rio”);

WHEREAS, HACLA has determined the most effective and feasible manner of obtaining qualified roof restoration services for the Pueblo Del Rio is by contracting for such services;

WHEREAS, on September 30, 2021, HACLA issued Invitation for Bid No. HA-2021-150 (“IFB”), seeking firm fixed-price bids for the roof restoration of thirty-six (36) buildings located at Pueblo Del Rio;

WHEREAS, following review of all bids received in response to the IFB, as detailed in the Report of the President and CEO of the same date herewith, Chapman Coast Roof Company, Inc. (“Chapman”), was determined the lowest, responsive and responsible bidder; and

WHEREAS, HACLA desires to award and enter a one-year contract with Chapman to restore the roofs of thirty-six (36) buildings located at Pueblo Del Rio in a total amount not to exceed \$928,204, which includes a ten percent (10%) contingency of \$84,382 for unforeseen conditions.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners authorizes the President and CEO, or designee, to execute a contract with Chapman for a maximum term of one-year and a total contract amount not-to-exceed \$928,204 including a ten percent (10%) contingency, pursuant to award under Invitation for Bid No. HA-2021-150.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately.

APPROVED AS TO FORM

HOUSING AUTHORITY OF THE
CITY OF LOS ANGELES

BY: _____
James Johnson, General Counsel

BY: _____
Chairperson Cielo Castro

DATE ADOPTED: _____

Summary of Procurement and Outreach

IFB No. HA-2021-150

Restoration of Thirty-Six (36) Roofs at Pueblo Del Rio

A. Funding Source

Federal Non-Federal Mixed Funding

B. Advertisement; Minority/Women Outreach

On September 30, 2021, HACLA issued Invitation for Bid No. HA-2021-150 (the "IFB"), to solicit bids for the roof restoration of thirty-six (36) buildings located at the Pueblo Del Rio public housing development. The IFB was advertised on the Los Angeles' Business Assistance Virtual Network ("LABAVN") website until the bid submission deadline on October 28, 2021, for a total of twenty-eight (28) days. A total of one hundred twenty-two (122) vendors viewed the IFB on the BAVN website. Bidders were asked to substantiate having a minimum of five (5) years' experience performing projects of similar scope and character.

In support of HACLA's policy to contract with Minority-Owned Business Enterprises ("MBEs"), Women-Owned Business Enterprises ("WBEs"), see below, and Labor Surplus Area ("LSAs") businesses for the delivery of goods and services to the extent possible, notice of this IFB was provided to the businesses identified on HACLA's list of recognized MBE's/WBE's and to the local office of the U.S. Small Business Administration ("SBA") for their further dissemination.

C. Job Walk in Lieu of Pre-Bid Conference

A pre-bid conference was not held due to COVID-19 restrictions. HACLA offered an optional job-walk on October 7, 2021, where a total of eighteen (18) vendors participated.

D. Addenda

On October 20, 2021, Addendum No. 1 was posted on the LABAVN website to answer questions received by the submission deadline of October 11, 2021, and to provide additional information regarding the IFB.

E. Sealed Bids Received and Opened

The sealed bids were due by 10:00 a.m., on October 28, 2021. A total of seven (7) sealed bids were received and opened at that time. The following base bid amounts were recorded:

Company Name	Base Bid Amounts (rounded)
Chapman Coast Roof Co. Inc.(Apparent Lowest Bid*)	\$843,822
Best Contracting Services, Inc.	\$934,189
Letner Roofing Company	\$949,180
R & R Roofing and Waterproofing, Inc.	\$1,010,370
Western States Roofing, Inc.	\$1,184,819
Pacific Polymers Inc.	\$1,428,305
Commercial Roofing Systems, Inc.	\$1,690,617

Bid abstract results were posted at: <http://www.hacla.org/contractingprocess>.

F. Review of Bids for Responsiveness and Bidder Responsibility

The Contract Administrator, with the assistance of the Section 3 Compliance Administrator and the Housing Services Department (“Department”), determined that Chapman Coast Roof Co. Inc., was the lowest, responsive and responsible bidder. While some bidders were missing items at the time of submission, had they been identified as the apparent lowest bidder, they would have been provided the opportunity to submit the missing items as permitted under Part VII, paragraph 2 of the IFB, which provides HACLA with the discretion to waive any informalities, minor irregularities or inconsequential deviations in the bids.

G. Workforce Profile

Chapman Coast Roof Co. Inc., submitted a Workforce Profile that revealed the following workforce composition:

<u>Company</u>	<u>Employees</u>
Chapman Coast Roof Co. Inc.	Total: 50 49 minorities = 98% 4 women = 8%

H. Recommendation for Award

The Department recommends Chapman Coast Roof Co. Inc., for contract award and has also determined that Chapman Coast Roof Co. Inc.’s bid is reasonable when compared to the Department’s Independent Cost Estimate (“ICE”) prepared prior to the solicitation.

MBE/WBE ORGANIZATIONS MAILING LIST

1	American Indian Chamber of Commerce
2	Asian American Architects and Engineers Association
3	Asian Business Association of Los Angeles
4	Asian Business League of Southern California
5	Asian Pacific Islander Small Business Program
6	Black Business Association
7	Build Plus Community Marketplace
8	California Hispanic Chamber of Commerce
9	Greater L.A. African American Chamber of Commerce (GLAAACC)
10	Greater San Fernando Valley Chamber of Commerce
11	Korean American Chamber of Commerce
12	LA Metropolitan Hispanic Chamber of Commerce
13	Latin Business Association (LBA)
14	Los Angeles Area Chamber of Commerce
15	Los Angeles Area Chamber of Commerce
16	Los Angeles Latino Chamber of Commerce
17	Los Angeles Minority Business Development Agency (MBDA) Business Center
18	Los Angeles Minority Business Enterprise Center USC (MBDA)
19	National Association of Minority Contractors
20	National Association of Women Business Owners Los Angeles
21	National Black Contractors Association
22	National Latina Business Women Association (NLBWA-LA)
23	Pacific Asian Consortium in Employment (PACE) Business Center
24	Pacific Coast Regional Small Business Development Corp (SBDC)
25	Regional Black Chamber of Commerce of San Fernando Valley
26	Regional Hispanic Chamber of Commerce
27	Small Business Majority
28	Southern California Black Chamber of Commerce
29	Southern California Minority Supplier Development Council
30	The New Ninth Business Resource Center
31	US Black Chambers
32	US Small Business Administration
33	US Veteran Business Alliance
34	Valley Economic Development Center/Women's Business Center
35	Vermont Slauson Economic Development Corporation
36	Vernon Network Committee
37	Young Black Contractors Association