

STAFF REPORT
City of Lancaster

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MVB

Date: August 24, 2010

To: Mayor Parris and City Council Members

From: Elizabeth Brubaker, Director of Housing & Neighborhood Revitalization

Subject: **Award of Bid: Housing and Neighborhood Revitalization Project No. 10-HNRD207, North Downtown Transit Village Neighborhood Improvement Project**

Recommendation:

Award Housing and Neighborhood Revitalization Construction Project No. 10-HNRD207, North Downtown Transit Village Neighborhood Improvement Project to MJS Construction, Inc. in the amount of \$224,000.00 (plus a 20% contingency). Authorize the City Manager, or his designee, to sign all documents.

Fiscal Impact:

The City of Lancaster allocated funding from the 2008-2009 Community Development Block Grant-Recovery (CDBG-R) and the 2010-2011 Community Development Block Grant (CDBG) for neighborhood revitalization projects, including the North Downtown Transit Village Revitalization Project. The \$268,800.00 (with 20% contingency) project funding will come from Account Nos. 361-4542924 in the amount of \$43,700 and 361-4541772 in the amount of \$225,100 respectively, where sufficient funds are available to complete this project.

Background:

On May 26, 2009 the City of Lancaster applied the annual CDBG-R entitlement grant as part of the Recovery Act to assist with stabilizing neighborhoods and creating jobs locally for those hit hardest by the economic crisis. On May 15, 2010 the City of Lancaster applied the annual CDBG entitlement grant for developing viable urban communities that encompasses decent housing and a suitable living environment for low- and moderate-income persons. The approved action plan included neighborhood rehabilitation & improvements for neighborhood revitalization projects in several eligible neighborhoods, including the north downtown neighborhood.

The North Downtown Transit Village is bounded by Avenue I, Kettering Avenue, Sierra Highway, and 10th Street West. The North Downtown Transit Village Master Vision Plan (Plan) provides direction for staff and the residents of Lancaster to make change happen in the neighborhood. The Plan provides the necessary tools to compete for additional funding, to leverage funds more effectively and to remove blight, preserve work force housing and to make Lancaster the place where people want to live, work and play in the North Downtown Transit Village Neighborhood.

From July 2, 2010 to July 22, 2010, the Agency solicited bids from licensed firms for construction of the North Downtown Transit Village Neighborhood Improvement Project. On July 22, 2010, at 11:00 a.m., the City conducted a bid opening for the Agency's Housing and Neighborhood Revitalization Department's construction Project No. 10-HNRD207. The successful low bid was determined based on the base bid. Four sealed bid envelopes were received, opened, and read aloud. One bid was determined to be non-responsive. The responsive bids were as follows:

	<u>Total Bid Amount</u>
1. MJS Construction, Inc.	\$224,000.00
2. Hondo Engineering, Inc.	\$253,576.00
3. Pacific Construction Co., Inc.	\$486,411.00

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Attachment:
NDTV Map