

HACSA MEMORANDUM

TO: HACSA Board of Commissioners

FROM: Don Williams, Housing Director

AGENDA ITEM: ORDER/In the Matter of Accepting a Bid and Awarding Contract #03-C-0012 for the Laurelwood Re-Construction: Phase Two - Revised.

AGENDA DATE: February 5, 2003

I. MOTION :

IT IS MOVED THAT PACIFIC N W BUILDING SPECIALISTS, INC. BE AWARDED A CONTRACT #03-C-0012 FOR LAURELWOOD RE-CONSTRUCTION: PHASE TWO-REVISED AND THAT AN ORDER TO THIS EFFECT BE SIGNED; AND AN AGREEMENT BE EXECUTED IN ACCORDANCE WITH BID DOCUMENTS.

II. ISSUE

Board approval is required to award a contract for the Laurelwood Re-Construction: Phase Two - Revised, located in Florence, Oregon .

III. DISCUSSION

A. Background:

The Agency is planning to accomplish comprehensive modernization of two duplex buildings (four apartment units) in Florence, Oregon. This project is the second phase of modernization of the thirty Agency-owned apartment units at Laurelwood Homes, Florence, Oregon. The exterior work includes demolition, new wood-framed walls, new roof structure and covering, new windows, doors, vinyl siding, gutters and down spouts, drainage, concrete flat work, ADA-compliant ramps, entries, and site work. The interior work includes demolition, replacement of bath fixtures and vanities, new

bath fans, new kitchen cabinets and counter tops, new rough and finish plumbing, new rough and finish electrical work, and new appliances.. Additional interior work includes new wall structure, interior doors, closet doors, floor coverings, gyp-board and plaster wall texture, paint, window coverings, new heating system, and firewall improvements. The two duplex buildings are located at:

- 1) 1377/1379 Tenth Street, Florence
- 2) 1027/11029 Maple Street, Florence.

B. Analysis

A formal bid process with a bid package was issued by the Agency for the required work. Four bids were obtained. The lowest bidder is not responsive or responsible. The lowest bidder failed to return a signed addenda receipt acknowledging receipt of the addenda to the project bid documents. Additionally, the lowest bidder has verbally withdrawn their bid due to their oversight of project costs in their bid. The second lowest bidder is responsive and responsible and they have reviewed their bid and confirmed their costs.

C. Alternatives/Options

In that the public bidding process was employed, the second lowest bid has no irregularities and is responsive and responsible, the prices are considered competitive, and there are sufficient budget funds to cover the project, we recommend award of the contract to Pacific N W Building Specialists, Inc.

D. Recommendation

Approval of the proposed Motion.

E. Timing

Upon bid award, the contractor shall have ten days to provide the Agency with a signed contract. It is anticipated that all other necessary documents could be processed by February 14, 2003 and work would commence shortly thereafter.

IV. IMPLEMENTATION/FOLLOW-UP

Same as in Item III. E

V. ATTACHMENTS

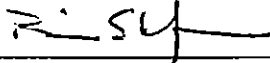
Bid Recap Sheet.

BID RECAP

AWARDING PROJECT #03-C-0012 FOR THE LAURELWOOD RECONSTRUCTION,
PHASE II - REVISED, FLORENCE, OREGON, FOR FOUR UNITS OF HOUSING OWNED
BY THE HOUSING AND COMMUNITY SERVICES AGENCY OF LANE COUNTY.

CONTRACTORS	BID AMOUNT
1. Whitewater Construction, Inc. Eugene, Oregon	\$248,315.00
2. Pacific NW Building Specialists, Inc. North Bend, Oregon	\$325,796.00
3. DGS General Construction, Inc. Woodburn, Oregon	\$349,000.00
4. Richart Family, Inc. dba Richart Builders Vancouver, Washington	\$331,590.00

THIS IS A TRUE AND ACCURATE ACCOUNT OF THE BID OPENING RESULTS
FOR THIS PROJECT ON JANUARY 21, 2003.



Brian Shafer, Contract Administrator

**IN THE BOARD OF COMMISSIONERS OF THE
HOUSING AND COMMUNITY SERVICES AGENCY
OF LANE COUNTY, OREGON**

ORDER NO.

)IN THE MATTER OF ACCEPTING A BID AND
)AWARDING CONTRACT #03-C-0012 FOR
)LAURELWOOD RE-CONSTRUCTION:
)PHASE TWO - REVISED

WHEREAS, at a duly publicized time and place on January 21, 2003, Brian Shafer of the Housing and Community Services Agency of Lane County, Oregon, opened bids on the following project: Contract #03-C-0012 for Laurelwood Re-Construction: Phase Two - Revised.

WHEREAS, funds are available to finance the project, and the Executive Director having so recommended, NOW, THEREFORE, IT IS HEREBY

ORDERED, that Pacific NW Building Specialists, Inc. be awarded the contract for the Laurelwood Re-Construction: Phase Two - Revised, and that the agreement be executed by the Executive Director in accordance with the bid documents. The contractor shall present a valid signed contract with performance security and shall satisfactorily complete all work within the specified contract time.

DATED this _____ day of _____, 2003

Chairperson
HACSA Board of Commissioners

**IN THE MATTER OF ACCEPTING A BID AND AWARDING CONTRACT #03-C-0012
FOR LAURELWOOD RE-CONSTRUCTION: PHASE TWO - REVISED.**

HACSA MEMORANDUM

TO: HACSA Board of Commissioners

PRESENTED BY: Craig Satein, Weatherization Supervisor

AGENDA ITEM TITLE: ORDER/In the Matter of Accepting Bids and Awarding Contracts for the Weatherization of Homes, Phases 03-W-0022 and 03-W-0023

AGENDA DATE: February 5, 2003

I. MOTION

IT IS MOVED THAT WESTERN WEATHERIZATION BE AWARDED A \$250,000 CONTRACT FOR PHASE 03-W-0023 AND THAT EMERALD VALLEY WEATHERIZATION BE AWARDED A \$150,000 CONTRACT FOR PHASE 03-W-0022 FOR THE WEATHERIZATION OF HOMES PROJECT; AND THAT AN ORDER BE SIGNED TO THIS EFFECT; AND THAT AN AGREEMENT BE EXECUTED BY THE EXECUTIVE DIRECTOR IN ACCORDANCE WITH THE BID DOCUMENTS.

II. ISSUE

To award requirements contracts to the lowest responsive and responsible bidders to weatherize homes of low-income clients in Lane County.

III. DISCUSSION

A. Background

The Agency contracts with private businesses to install weatherization measures for low-income families in Lane County. This Board Order for Phases 03-W-0022 and 03-W-0023 is the first bid opening proposed for our weatherization program this calendar year. This bid invitation was advertised in the Register Guard. Three

contractors responded to the solicitation but only two local contractors provided bids; Emerald Valley Weatherization, and Western Weatherization.

The Agency has been contracting on a requirements basis with the private sector for the past nineteen years to provide labor and materials to weatherize the homes of low-income residents of Lane County. Contractors submit bids as a price per unit measure for typical weatherization items. For example; cost per square foot of attic and floor insulation. A weighted formula is used to determine an adjusted price per house and is the basis for determining the lowest bidder. HACSA has capped bid unit prices based upon fair market costs for the eight items which are competitively bid. Another fourteen weatherization items have a fixed fair market price assigned to them.

The bids for the two separate phases compared favorably to the bids received last year. The low bid of \$ 2,066 (Phase 03-W-0023) and \$ 2,095.50 (Phase 03-W-0022) range from 1½ to 3 percent lower than the low bid of the last bid opening.

B. Analysis

The bids received for Phase 03-W-0022 were as follows:

- | | | |
|----|------------------------|----------------------|
| 1. | Emerald Valley Wz. | \$2,095.50 per House |
| 2. | Western Weatherization | \$2,148.30 per House |

The bids received for Phase 03-W-0023 were:

- | | | |
|----|------------------------|----------------------|
| 1. | Emerald Valley Wz. | \$2,095.50 per House |
| 2. | Western Weatherization | \$2,066.00 per House |

C. Alternatives/Options

Western Weatherization, and Emerald Valley Weatherization have submitted the lowest responsive and responsible bids in accordance with agency bid documents.

To the extent that budget funds are available, it is recommended that contracts be awarded to these contractors.

D. Recommendation

It is recommended that contracts be awarded to Western Weatherization and Emerald Valley Weatherization.

E. Timing

Upon bid award, contractors shall have ten days to provide the Agency with performance security bonds of \$150,000 for Phase 03-W-0022, and \$250,000 for Phase 03-W-0023. It is anticipated that all other necessary documents can be processed by the end of February and that work will commence shortly thereafter.

IV. IMPLEMENTATION/FOLLOW-UP

As in item III. E.

V. ATTACHMENT

A. Bid Recap Sheet

BID RECAP SHEET

**Private Contractor Weatherization Project
Phases 03-W-0022 and 03-W-0023**

Phase 03-W-0022 bid opening results were as follows:

	<u>Contractors</u>	<u>Amount</u>
1.	Emerald Valley Wz.	\$2,095.50 per House
2.	Western Weatherization	\$2,148.30 per House

Phase 03-W-0023 bid opening results were as follows:

	<u>Contractors</u>	<u>Amount</u>
1.	Emerald Valley Wz.	\$2,095.50 per House
2.	Western Weatherization	\$2,066.00 per House

This is a true and accurate account of the bid openings for each of the weatherization projects held January 21, 2003



Craig Salein, Weatherization Supervisor

HACSA MEMORANDUM

TO: HACSA Board of Commissioners

FROM: Don Williams, Housing Director

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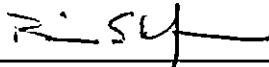
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FOR THIS PROJECT ON JANUARY 21, 2003.




Brian Shafer, Contract Administrator

AGENDA COVER MEMO

AGENDA DATE: February 5, 2003

TO: LANE COUNTY METROPOLITAN WASTEWATER SERVICE DISTRICT

DEPT.: LANE COUNTY OFFICE OF LEGAL COUNSEL

PRESENTED BY: Teresa J. Wilson, County Counsel 

AGENDA ITEM TITLE: In the Matter of Authorizing Execution of an Ownership Transfer
Regional Sewerage Facilities Agreement

I. MOTION: I MOVE TO APPROVE THE ORDER AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE OWNERSHIP TRANSFER REGIONAL SEWERAGE FACILITIES AGREEMENT WITH MWMC

II. ISSUE OR PROBLEM: Now that the General Obligation Bonds for the Service District are paid off and because the Metropolitan Wastewater Management Commission (MWMC) has exercised its option to purchase the facilities, it is time to complete the ownership transfer.

III. DISCUSSION:

A. Background. MWMC was formed in 1977 by intergovernmental agreement among the Cities of Eugene and Springfield and Lane County to design, build and operate regional sewerage facilities in the Eugene/Springfield metropolitan area. The District, formed in 1978, sold general obligation bonds to finance the local share of design/construction costs of the facilities; the remainder was financed through federal grant funds, and later, local fees. The District and MWMC entered into a lease in 1978 whereby MWMC agreed to design, build and operate the facilities, which MWMC has done through the years. The District retained ownership of the facilities due to the necessity of the bond and other financing mechanisms. Part of the lease provided that MWMC could exercise an option to purchase the facilities for \$100, and that after the bonds were retired, the District would transfer ownership to MWMC. MWMC exercised the option in 1984 (see attached check and letter); the bonds were paid off in August, 2002.

B. Analysis. The proposed Ownership Transfer agreement effectuates the transfer. MWMC has performed its obligations with respect to initiating the act of transfer; it is now in the hands of the District to complete the act – the agreement does that.

C. Alternatives/Options. The Board could refuse to complete the transaction, but that would put it at risk of breach of the lease.

D. Recommendations. I recommend adoption of the Order.

IV. IMPLEMENTATION/FOLLOW-UP: After adoption, the Ownership Transfer Agreement will be executed.

V. ATTACHMENTS: 10/08/84 copy of check
10/4/84 Letter to District exercising Option to Purchase



CITY OF SPRINGFIELD
 225 N. 5th
 Springfield, Oregon 97477
 General Account

SPRINGFIELD BRANCH
 CITIZENS BANK OF OREGON
 SPRINGFIELD, OREGON

96-386
 1232

29898

29879

DATE	CHECK NO.
10/08/84	30780

Spokane

PAY **AMOUNT**
 \$100.00

TO THE ORDER OF

LANE COUNTY METRO
 WASTEWATER SERVICE DIST
 125 E. 8TH
 EUGENE OR 97401

COPY-NOT NEGOTIABLE

ict _____

 ZIP _____

	AMOUNT
ities	100.00

PLEASE PREPARE AND MAIL CHECK BY OCTOBER 10, 1984
 PLEASE ENCLOSE ORIGINAL LETTER WITH CHECK

Michael A. Kelly
 APPROVED: DEPARTMENT HEAD

10-8-84
 APPROVED: CITY MANAGER

shall transfer the ownership
 in an orderly manner, promptly

purchase of the regional

Yours very truly,

Michael A. Kelly
 MICHAEL A. KELLY
 Executive Officer

MAK:sh

Enclosure

: DC
 BCS
 JK

*BILL
 FYI
 DAVID*

Metropolitan
Wastewater
Management
Commission

COMMISSION MEMBERS
Christine Larson—Springfield Councilperson
Peter DeFazio—Lane County Commissioner
Pat Hocken—Eugene Lay Representative
Emily Schue—Eugene Councilperson
Steve Allen—Springfield Lay Representative
Mark Westling—Eugene Lay Representative
William Kittredge—Lane County Lay Representative

225 NORTH 5TH ST. — SPRINGFIELD CITY HALL — SPRINGFIELD, OREGON 97477 TELEPHONE (503) 747-4551

October 4, 1984

Lane County Metropolitan
Wastewater Service District
125 East 8th Avenue
Public Service Building
Eugene, OR 97401

SUBJECT: LEASE AGREEMENT DATED MARCH 15, 1978

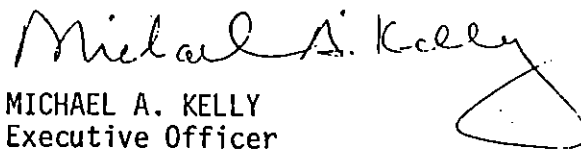
Gentlemen:

At the September 13, 1984 meeting of the Metropolitan Wastewater Management Commission (MWMC), the Commission moved to exercise the Option to Purchase provision of the subject agreement.

"8. Option to Purchase: District hereby grants to MWMC the right and option to purchase the regional sewerage treatment facilities from District for \$100. Such option may be exercised only by written notice to District prior to the expiration of this lease or by January 1, 2009, whichever shall first occur. On the giving of notice, MWMC shall be bound to purchase the facilities and District to transfer them on the terms contained herein consistent with the ownership requirements set forth in Paragraph 4(f) of this Agreement. MWMC shall pay the purchase price of \$100 to District in cash and District shall transfer the ownership of the regional sewerage facilities to MWMC in an orderly manner, promptly upon bond retirement."

Attached is MWMC check in the amount of \$100 in purchase of the regional sewerage facilities.

Yours very truly,


MICHAEL A. KELLY
Executive Officer

MAK:sh

Enclosure

cc: DC
BCS
JK



LRAPA
Lane Regional Air Pollution Authority

W59

1010 Main Street
Springfield, OR 97477

phone (541) 736-1056
fax (541) 726-1205
1-877-285-7272
www.lrapa.org
E-mail: lrapa@lrapa.org

December 10, 2002

Bill Van Vactor
Lane County Administrator
125 East 8th Ave.
Eugene, OR 97401

Dear Mr. Van Vactor:

I am writing on behalf of the Board of Directors of the Lane Regional Air Pollution Authority (LRAPA) to request that you schedule a short work session for the County Commission as soon as practicable to consider amendments to Lane Code 9.120 et seq., "Restriction on use of solid fuel space heating devices." This ordinance, which has been in effect since November 1, 1991, provides for LRAPA to call a "burn ban" within the Eugene/Springfield Metropolitan Area General Plan Urban Growth Boundary (the UGB) if necessary to protect air quality.

While LRAPA has never had to call such a ban, the agency has called a number of "yellow" or voluntary alerts this fall. In the past, these determinations have been made according to ambient air levels of the pollutant PM10 (particulate matter with an aerodynamic diameter of 10 microns or less). We are now subject to a new federal health-based standard for fine particulate (PM2.5), and are making the "red-yellow-green" determinations on this basis as well. The Lane Code should be amended to reflect this. LRAPA also suggests adding language to prohibit the burning of household garbage in woodstoves and fireplaces within the UGB, as these materials, when burned, may release a variety of air toxicants, as well as nuisance odors. We propose to limit the opacity of smoke from solid fuel devices, and to add a few definitions as well.

Please be advised that both the cities of Eugene and Springfield have adopted these amendments to their existing city ordinances. What LRAPA is suggesting is that the County bring its code into agreement with those of Eugene and Springfield. Again, this would only apply within the UGB.

LRAPA staff will contact you shortly with specific suggested amendment language. If you have any questions, please call Brian Jennison at 736-1056, Ext. 216. Thank you.

Sincerely,

Carol Tannenbaum, LRAPA Board Chair

cc: County Commissioners