

WESTMINSTER HOUSING AUTHORITY
WESTMINSTER CITY HALL, 4800 W. 92ND AVENUE
MONDAY, AUGUST 23, 1999

1. Roll Call
2. Minutes of Previous Meeting (December 14, 1998)
3. New Business
 - A. Panorama Pointe Senior Services Center Construction Contract
4. Adjournment

CITY OF WESTMINSTER, COLORADO
MINUTES OF THE WESTMINSTER HOUSING AUTHORITY
MONDAY, AUGUST 23, 1999 AT 9:15 P.M.

ROLL CALL:

Present at roll call were Housing Authority Chairperson Heil and Housing Authority members Allen, Atchison, Dixon, Hicks, Merkel and Smith. Also present were William Christopher, City Manager; Martin McCullough, City Attorney and Michele Kelley, Secretary. Absent none.

MINUTES OF PRECEEDING MEETING:

A motion was made by Dixon and seconded by Atchison to accept the minutes of the meeting of December 14, 1998 with no additions or corrections. Housing Authority member Hicks requested to abstain as he was not a member of the Housing Authority. The motion carried with 6 aye votes and Housing Authority member Hicks abstaining.

PANORAMA POINTE SENIOR SERVICES CENTER CONSTRUCTION CONTRACT:

A motion was made by Allen and seconded by Merkel to authorize the City Manager to sign a contract with Milender White Construction Company in the amount of \$1,527,000 for construction of the Panorama Pointe Senior Services Center. The motion carried unanimously.

ADJOURNMENT:

The meeting was adjourned at 9:17 P.M.

Chairperson

ATTEST:

Secretary

AGENDA ITEM 3A

To: Westminster Housing Authority
Date: August 23, 1999
Subject: Panorama Pointe Senior Services Center Construction Contract
Prepared by: Galen Requist, Community Development Programs Coordinator

Introduction

Westminster Housing Authority action is requested to authorize the City Manager to approve, on behalf of the Westminster Housing Authority, a contract with Milender White Construction Co. in the amount of \$1,527,000 for construction of the Senior Services Center at Panorama Pointe. The total project budget, including consultant fees, landscaping, interior furnishings and project contingency is \$1,941,637. The majority of funds for the project have been allocated from the City's Community Development Block Grant (CDBG) budget over the past four years. The remaining funds will come from the sale of three parcels of land at Panorama Pointe to the project developer, Triad Development, as well as 2000 CDBG funds. An agreement currently exists between the Authority and the developer for the land purchases.

Summary

The Senior Services Center will serve as the center piece of the Panorama Pointe senior housing community located at West 82nd Avenue and Zuni Street. When fully developed, Panorama Pointe will consist of 400 independent and assisted senior housing units. The Senior Services Center is the third of six phases at Panorama Pointe, with the remaining phases to be developed over the next three years.

The project was advertised and bid according to the City's purchasing ordinance, and bids were received from five general contractors on June 15, 1999. The bid tabulation is as follows:

Valle del Rio Company, Inc.	\$1,520,088
Milender White Construction Co.	\$1,527,000
Interlock Construction Corp.	\$1,539,091
Palace Construction Company	\$1,593,978
MCC Construction Corp.	\$1,659,431

The apparent low bidder for the project was Valle del Rio Company, Inc. with a bid of \$1,520,088. However, following a review of contractor qualifications, Staff believes that Milender White Construction Company is the most qualified contractor for the project.

Staff Recommendation

Authorize the City Manager to sign a contract with Milender White Construction Co. in the amount of \$1,527,000 for construction of the Senior Services Center.

Background

The Senior Services Center is the third of six proposed phases to be built at the Panorama Pointe senior housing community. Over the past two years, Staff has been working to finalize architectural and site planning for the new center. The 8,200 square foot Senior Services Center will provide social, recreational and dining opportunities for seniors throughout the City. City Council provided initial partial funding for the Senior Services Center in 1996 with \$50,000 in CDBG funds. Additional funds were committed in 1997-99 for the project. With all costs included such as consultant fees, furnishings and contingency, the total cost of the project is estimated to be \$1,941,637. Of the total budget, \$1,344,500 will be funded with City CDBG funds. The remaining \$597,000 will be provided by Triad Development through the purchase of three land parcels at Panorama Pointe.

In June, Staff conducted a formal bid process for construction of the Senior Services Center. Six bids were submitted to build the project, with the low bid being \$1,520,087 from Valle del Rio Construction. It should be noted that the three lowest bids were within \$20,000 of each other. Following receipt of the bids, Staff requested qualifying information from Valle del Rio Construction. Upon review of this information, Staff concluded that the most qualified low bidder for the project was Milender White Construction. Milender White showed considerable experience with projects of this size, as well as a sound financial history and the ability to build the project within the timeframe specified by the housing authority.

Construction is scheduled to begin on the Senior Services Center during the first week of September. It is estimated that the project will take 6 months to build.

Respectfully submitted,

William M. Christopher
City Manager