

RESOLUTION NO. _____

**AWARD OF CONSTRUCTION CONTRACT FOR ROOF REPLACEMENT
AT PARKWAY PLACE, BUILDINGS 1-35**

Item No. **5b**

WHEREAS, funds have been received from the U.S. Department of Housing and Urban Development under the Capital Fund Program for Roof Replacement at Parkway Place, Buildings 1-35; and

WHEREAS, Sherman, Carter, Barnhart, Inc. (SCB); developed construction documents for this project; and

WHEREAS, the project was advertised for bids in The Courier-Journal and The Louisville Defender and on June 23, 2020 bids were received and tabulated for the contractor to perform the work; and

WHEREAS, the term of the construction contract will be for 300 calendar days; and

WHEREAS, staff reviewed the bids received and determined that the bid submitted by Martin Construction Company in the amount of \$1,735,000.00 is the most responsive and responsible bid received and recommends award of the contract to them.

NOW, THEREFORE, BE IT RESOLVED BY THE LOUISVILLE METRO HOUSING AUTHORITY BOARD OF COMMISSIONERS, that the Executive Director and Contracting Officer, Lisa Osanka, is hereby authorized to enter a contract with Martin Construction Company in the amount of \$1,735,000.00 for Roof Replacement at Parkway Place Buildings, 1-35.

RESOLUTION BACKGROUND STATEMENT

AWARD OF CONSTRUCTION CONTRACT FOR ROOF REPLACEMENT AT PARKWAY PLACE, BUILDINGS 1-35

Item No. 5b

I. STATEMENT OF FACTS:

The Louisville Metro Housing Authority (LMHA) received funds from the Department of Housing and Urban Development under the Capital Fund Program for Roof Replacement at Parkway Place. The roofing and flashing have been tested for asbestos. Asbestos was discovered at shingle roof deck to deck and at apartment entrance awnings.

Work consists of selective asbestos abatement, shingle, gutters, downspouts and siding replacement.

The project was advertised on June 3, 2020 in the Courier Journal and on June 4, 2020 in the Louisville Defender. The project team also used multiple local and national plan rooms, made direct calls to local roofing contractors, used the LMHA's Website and the Housing Agency Marketplace (e-Procurement), reaching at least 1998 companies that we can confirm received an "invitation for bids", and it includes 1158 MBE, 374 FBE, and 58 DBE companies from the tri-state area (Kentucky, Indiana and Ohio). The breakdown is as follows:

MBE / African-American Business Enterprise	619 (31%)
MBE / Hispanic-American Business Enterprise	101 (5 %)
MBE / Asian Pacific-American Business Enterprise	23 (1%)
MBE / Asian Indian-American Business Enterprise	17 (1%)
MBE / Hasidic Jew Business Enterprise	1 (0%)
MBE / Native American Business Enterprise	23 (1%)
MBE / Woman-owned Business Enterprise	374 (19%)
DBE / Disabled-owned Business Enterprise	58 (3%)
NONE (Not MBE, WBE or DBE-owned)	1009 (50%)
SECTION 3 Business	256 (19%)

From the 1998 companies listed above, a total of 24 companies downloaded and reviewed the Plans and Specifications for the Roof Replacement at Parkway Place Roof Replacement, Buildings 1-35 and they are as follows:

MBE / African-American Business Enterprise	7 (28%)
MBE / Native American Business Enterprise	1 (4 %)
FBE / Woman-owned Business Enterprise	2 (2 %)
NONE (Not MBE, WBE or DBE owned)	15 (60 %)

RESOLUTION BACKGROUND STATEMENT

AWARD OF CONSTRUCTION CONTRACT FOR ROOF REPLACEMENT AT PARKWAY PLACE, BUILDINGS 1-35

Item No. 5b

I. STATEMENT OF FACTS (cont.):

The project was bid twice. The original plan was to conduct the roof replacement project in four phases. The first phase included 15 Buildings, and when the bids opened on April 7, 2020, all four bids received were found to be non-responsive, mainly for not meeting the MBE/WBE/DBE program requirements; and therefore, were all rejected.

The project was bid a second time. In order to make up for the loss of time from the first bid opening, LMHA decided to merge the original plan Phase I with Phase II into one project, resulting in a total of 35 buildings to be re-roofed. On June 23, 2020, five (5) bids were received. The results are noted as follows:

<u>CONTRACTOR</u>	<u>AMOUNT</u>
Art Threats Inspection, LLC	\$ 490,000.00
Martin Construction Company	\$1,735,000.00
Lightstone Dynamics, Inc.	\$1,894,000.00
Howell & Howell Contractors, Inc.	\$2,079,000.00
CRG	\$2,600,000.00

Art Threats Inspections, LLC who are based in Marietta, Georgia, was the lowest bidder and found to be non-responsive and non-responsible due to failure to acknowledge Addendums 1 & 3, and failure to have valid certification to perform the asbestos removal work which is required by law. The bid was also severely under the estimated budget range of \$1,800,000 to \$1,950,000, and the project team had grave concerns they could successfully complete the extensive scope of work.

The bid submitted by Martin Construction Company in the amount of \$1,735,000.00 was determined to be responsible and responsive, meeting LMHA requirements.

As this project is funded through the Capital Fund Program, the MBE participation goal is 25%, the WBE is 10%, and the DBE is 0.5%. MBE Certified Martin Construction Company will perform 41% of the work with their own forces, 11% WBE, and 1% DBE. The Procurement Committee has discussed this project and recommends award of the contract to Martin Construction Company in the amount of \$1,735,000.00.

RESOLUTION BACKGROUND STATEMENT

AWARD OF CONSTRUCTION CONTRACT FOR ROOF REPLACEMENT AT PARKWAY PLACE, BUILDINGS 1-35

Item No. 5b

II. ALTERNATIVES:

- A. Approve the resolution authorizing award of a contract to Martin Construction Company in the amount of \$1,735,000.00
- B. Do not approve the resolution to award of the contract at this time.

III. RECOMMENDATION:

Staff recommends Alternative "A".

IV. JUSTIFICATION:

- Awarding the contract at this time is crucial to ensure the safety and wellbeing of residents and visitors at Parkway Place.
- The bid submitted by Martin Construction Company has been determined by staff to be lowest responsive and responsible bid received.
- The roof shingles have been loose and breaking off for the past few years thereby exposing the underlayment material to the elements and weathering. The current roofing application is over twenty years old.
- Many of the canopies above the unit's entry door are in rough shape and need to be replaced due to safety concerns.
- There are many gutters and shingles missing or damaged and it is imperative they be replaced to prevent excessive moisture penetration inside the units that can cause mold.
- The bid from Martin Construction is reasonably \$140,000.00 below the architect's average project estimate.

RESOLUTION BACKGROUND STATEMENT

**AWARD OF CONSTRUCTION CONTRACT FOR ROOF REPLACEMENT
AT PARKWAY PLACE, BUILDINGS 1-35**

Item No. 5b

V. BUDGET APPROVAL:

Funding for this project is provided from Capital Fund Program.

Angela Larsson, Director of Finance

Date

VI. PROCUREMENT CERTIFICATION:

The procurement of this contract is in compliance with the Louisville Metro Housing Authority's procurement policies and procedures.

Steve Webb, Purchasing Agent

Date

Prepared by: Mike Lyall, Construction Manager
Capital Improvements Department

Submitted by: Norma Ward, Director
Capital Improvements Department
July 21, 2020