

RESOLUTION NO. _____

AWARD OF CONSTRUCTION CONTRACT
SCATTERED SITES DOOR UPGRADES – AVENUE PLAZA, DOSKER MANOR, 550
APARTMENTS

Item No. 5c

WHEREAS, funds have been received from the U.S. Department of Housing and Urban Development under Capital Funds Grant for the Scattered Sites Door Upgrades - Avenue Plaza, Dosker Manor, 550 Apartments; and,

WHEREAS, Sherman Carter Barnhart Architects and Engineers developed construction documents for this project; and,

WHEREAS, the project was advertised for bids in The Courier-Journal on November 25, 2020 and The Louisville Defender on November 26, 2020 and on December 15, 2020 bids were received and tabulated for the contractor to perform the work; and,

WHEREAS, staff reviewed the bids received and determined that the bid submitted by Howell & Howell Contractors Inc. in the amount of \$226,883.00 is the lowest 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 into a contract with Howell & Howell Contractors Inc. in the amount of \$226,883.00 for Scattered Sites Door Upgrades – Avenue Plaza, Dosker Manor, 550 Apartments.

RESOLUTION BACKGROUND STATEMENT

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I. STATEMENT OF FACTS:

The Louisville Metro Housing Authority (LMHA) received funds from the Department of Housing and Urban Development under the Capital Funds Grant for Scattered Sites Door Upgrades. The Scattered Sites included in this project are Avenue Plaza, Dosker Manor and 550 Apartments. Most of the repairs needed are due to the age of the items being replaced. The current conditions range from door adjustments to total replacements, caulking or sealing, and foam insulation. Wall repairs of affected adjacent work will also be part of this contract.

The project was advertised in the Courier Journal on November 25, 2020 and the Louisville Defender on November 26, 2020 as well as on the LMHA Housing Agency Marketplace, eProcurement and multiple plan rooms. The LMHA was able to reach at least 996 companies, all who received an “invitation to bid” this project via marketplace.

The breakdown is as follows:

MBE / African-American Business Enterprise	343	(34%)
MBE / Asian Indian-American Business Enterprise	7	(1%)
MBE / Asian Pacific-American Business Enterprise	9	(1%)
MBE / Hasidic Jew Business Enterprise	1	(0%)
MBE / Hispanic-American Business Enterprise	38	(4%)
MBE / Native American Business Enterprise	13	(1%)
NONE (Not MBE, WBE or DBE owned)	470	(47%)
DBE / Disabled-owned Business Enterprise	37	(4%)
FBE / Woman-owned Business Enterprise	192	(19%)
Section 3 Business	64	(6%)

From the 996 companies that received the “Invitation for Bid”, we recorded that only 26 companies downloaded and reviewed the Plans and Specifications for the Scattered Sites Door Upgrades – Avenue Plaza, Dosker Manor, 550 Apartments Project and they are as follows:

MBE / African-American Business Enterprise	8	(30%)
MBE / Native American Business Enterprise	1	(4%)

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I. STATEMENT OF FACTS (cont'd):

DBE / Disabled Owned Enterprise	2	(7%)
FBE / Woman-owned Business Enterprise	7	(26%)
NONE (Not MBE, WBE or DBE owned)	15	(56%)

On December 15, 2020, bids were opened and are as follows:

<u>CONTRACTOR</u>	<u>AMOUNT</u>
Howell & Howell Contractors, Inc.	\$226,883.00
Innovative Concrete Design and Construction	\$285,000.00
Martin Construction	\$305,000.00

The bid submitted by Howell & Howell Contractors, Inc. in the amount of \$226,883.00 was determined to be the lowest responsible and responsive bid received.

As this project is funded through the Capital Funds Grant, the MBE participation goal is 25%, the FBE is 10%, and the DBE is 0.5%. Since all work will be done without the assistance of any sub-contractors the goals do not apply; and therefore, the bid submitted by Howell & Howell Contractors Inc. is in compliance with the MBE, FBE and DBE program policy.

The Procurement Committee has discussed this project and recommends award of the contract to Howell & Howell Contractors, Inc. in the amount of \$226,883.00.

II. ALTERNATIVES:

- A. Approve the resolution authorizing award of a contract to Howell & Howell Contractors, Inc. in the amount of \$226,883.00
- B. Do not approve the resolution to award of the contract at this time.

III. RECOMMENDATION:

Staff recommends Alternative "A".

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IV. JUSTIFICATION:

- The selected doors included in the scope of work of this project at the designated sites (Avenue Plaza, Dosker Manor and 550 Apartments) are in terrible condition and need to be replaced immediately. The scope of work includes replacing failing doors and door hardware, replacement of damaged frames, insulation, and repairing the affected adjacent wall areas as needed.
- Awarding the contract at this time is crucial to assure the safety, security and wellbeing of the residents and employees at the designated sites.
- Some of the doors will need to be replaced to be in compliance with current codes.

V. BUDGET APPROVAL:

Funding for this project is provided from Capital Funds Grant.

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: Keith McCarthy, Project Manager
Capital Improvements Department

Submitted by: Norma Ward, Director
Capital Improvements Department
January 19, 2021