

RESOLUTION NO. _____

AWARD OF CONSTRUCTION CONTRACT
H. TEMPLE SPEARS ROOF REPLACEMENT – 1515 CYPRESS STREET

Item No. 5d

WHEREAS, funds have been received from the U.S. Department of Housing and Urban Development under Capital Funds Grant for the H. Temple Spears Roof Replacement – 1515 Cypress Street; and,

WHEREAS, Lockett & Associates and Engineers developed construction documents for this project; and,

WHEREAS, the project was advertised for bids in The Courier-Journal on November 11, 2020 and The Louisville Defender on November 12, 2020 and on December 8, 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 Isaacs Roofing & Sheet Metal in the amount of \$572,000.00 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 Isaacs Roofing & Sheet Metal in the amount of \$572,000.00 for H. Temple Spears Roof Replacement – 1515 Cypress Street.

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 H. Temple Spears Roof Replacement – 1515 Cypress Street. The existing roof is old and past its life cycle. The current condition that are causing leaks have started to affect some parts of the physical structure such as drywall and framing, these leaks have also caused mold specifically on the east wing of this property. That section of H. Temple Spears is essentially empty, there are three (3) residents left on that side on the first floor only, the second floor is completely empty because of these water issues.

With this project, the old deteriorated roofing, insulation, flashing, gutters and downspouts will be removed and replaced with new. With the drying in this section of this site, LMHA can start the process of demolition and clean-up in preparation for the upcoming renovation and unit conversation of this wing.

The project was advertised in the Courier Journal on November 11, 2020 and the Louisville Defender on November 12, 2020 as well as on the LMHA Housing Agency Marketplace, eProcurement and multiple plan rooms. The LMHA was able to reach at least 1042 companies, all who received an “invitation to bid” this project via marketplace.

The breakdown is as follows:

MBE / African-American Business Enterprise	350	(33%)
MBE / Hispanic-American Business Enterprise	37	(3%)
MBE / Asian Pacific-American Business Enterprise	11	(1%)
MBE / Asian Indian-American Business Enterprise	7	(1%)
MBE / Hasidic Jew Business Enterprise	1	(0%)
MBE / Native American Business Enterprise	14	(1%)
FBE / Woman-owned Business Enterprise	200	(19%)
DBE / Disabled-owned Business Enterprise	40	(4%)
NONE (Not MBE, WBE or DBE owned)	513	(48%)
SECTION 3 BUSINESS	68	(6%)

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I. STATEMENT OF FACTS (cont'd):

From the 1042 companies that received the “Invitation for Bid”, only 30 companies downloaded and reviewed the Plans and Specifications for the H. Temple Spears Roof Replacement – 1515 Cypress Street Project (a list of companies is attached) and they are as follows:

MBE / African-American Business Enterprise	9	(29%)
MBE / Native American Business Enterprise	1	(3%)
DBE / Disabled Owned Enterprise	1	(3%)
FBE / Woman-owned Business Enterprise	6	(19%)
NONE (Not MBE, WBE or DBE owned)	17	(55%)

On December 8, 2020, bids were opened and are as follows:

<u>CONTRACTOR</u>	<u>AMOUNT</u>
ARGO Construction Group	\$154,750.00
Isaacs Roofing & Sheet Metal	\$572,000.00
Martin Construction.	\$625,000.00
Howell & Howell Contractors, Inc.	\$717,800.00
Bri-Den Roofing	\$725,000.00

ARGO Construction Group was the lowest bidder on this project but, none of the “Official Bidding Documents” were submitted to back-up the proposed bid. This made the bid submitted by ARGO Construction Group non-responsive.

The bid submitted by Isaacs Roofing & Sheet Metal in the amount of \$572,000.00 was determined to be the lowest responsible and responsive bid Received, and it is within the range of the architectural estimate of \$533,610.00.

As this project is funded through the Authority’s Capital Fund Program, the Authority’s Participation Goals of 25% MBE, 10% FBE, and .5% DBE are implemented. Isaacs Roofing & Sheet Metal has been a female-owned business entity since 2011; however, the company was just recently certified by LMHA as an FBE entity on January 7, 2021 which was subsequent to the December 8, 2020 bid opening date.

Isaacs Roofing & Sheet Metal has indicated they will perform 84% of the contract work with their own forces; and sub-contract the remaining 16% to two (2)

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I. STATEMENT OF FACTS (cont'd):

subcontractors; Chasteen Enterprise Inc. at 15.7%; and Jacobs Ladder Caulking LLC at .3%. The Chasteen Company was recently certified as an FBE entity by LMHA on December 24, 2020.

The LMHA Participation Goal summary for Isaacs Roofing & Sheet Metal (subsequent to recent FBE certifications for Isaacs and Chasteen) will be -0-% MBE, 100% FBE, and -0-% DBE. Based upon the above Participation Goals summary, a waiver of the MBE and DBE Participation Goals will be required. The LMHA Staff (Wavid Wray, Norma Ward, Bernard Pincus, Steve Webb, Phil Reidinger and Keith McCarthy) have reviewed the specifics relative to the Isaacs Roofing & Sheet Metal bid proposal and determined a waiver of the 25% MBE and the .5% DBE Participation Goals is justified inasmuch as only a total of 16% of the contract work will be sub-contracted to outside sources and 84% of the contract work will be performed with Isaac's own work force.

The Procurement Committee (Norma Ward, Bernard Pincus, Steve Webb, Phil Reidinger and Keith McCarthy) has discussed this project and recommends award of the contract to Isaacs Roofing & Sheet Metal in the amount of \$572,000.00.

II. ALTERNATIVES:

A. Approve the resolution authorizing award of a contract to Isaacs Roofing & Sheet Metal in the amount of \$572,000.00

B. Do not approve the resolution to award of the contract at this time

III. RECOMMENDATION:

Staff recommends Alternative "A"

IV. JUSTIFICATION:

- The H. Temple Spears property services approximately 68 residents. This project will eliminate the leaking roof issues that have caused extensive damages to this site.

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IV. JUSTIFICATION (cont'd):

- This project will also help with the ongoing problem of mold by stopping the water permeation of the leaking roof. Taking care of this at this time will begin the process of drying in this area as well as prepping for any mold removal that will be needed.
- Awarding the contract at this time is crucial to assure the safety and wellbeing of the residents and employees at H. Temple Spears.

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