

RESOLUTION NO. _____

**APPROVAL TO EXTEND ANNUAL ARCHITECTURAL CONTRACT WITH
SHERMAN-CARTER-BARNHART ARCHITECTS**

Item No. 5a

WHEREAS, funds have been received from the Department of Housing and Urban Development's (HUD) Choice Neighborhoods Implementation grant program and other HUD, public, and private sources for redevelopment of the Beecher Terrace site; and

WHEREAS, in conjunction with these redevelopment plans, LMHA will be renovating the historic Baxter Community Center, which is an integral component of the Beecher Terrace site, at an estimated cost of \$11,615,000; and

WHEREAS, LMHA secured a price from Sherman-Carter-Barnhart Architects in the amount of \$530,000, under the existing Annual Architectural Contract, to develop the construction documents and provide construction oversight for the renovation, utilizing funds from the Choice Neighborhoods Grant; and

WHEREAS, HUD funds are available from the Choice Neighborhoods grant for these architectural services and additional Choice funds and Housing Choice Voucher program reserve funds are available for the renovation work.

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 execute a contract modification to accommodate the design and construction oversight of the Baxter Community Center renovation under the Annual Architectural Contract with Sherman-Carter-Barnhart Architects in the amount of \$530,000.

RESOLUTION BACKGROUND STATEMENT

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I. STATEMENT OF FACTS:

After conducting a year-long community engagement and review process, the Louisville Metro Housing Authority is ready to begin the renovation of the historic Baxter Community Center (BCC) located on the Beecher Terrace campus. Renovation work must be completed as soon as possible to serve the residents who have begun moving back to the site and the greater community, and to ensure that the work is complete prior to the Choice Neighborhoods Implementation (CNI) grant deadline of September 2023. To expedite this process LMHA will use its Annual Architectural Contract for architectural services.

The U.S. Department of Housing and Urban Development (HUD) provided the Louisville Metro Housing Authority (LMHA) funding under the Capital Fund Program for architectural services as the need arises in the course of agency operations. HUD also provided CNI grant funding to LMHA for the redevelopment of Beecher Terrace. The architectural services required for the Baxter Community Center renovation will be a CNI funded project. Additional CNI funds and Housing Choice Voucher program reserve funds have been allocated to complete the actual BCC renovation work.

In 2019, LMHA awarded the annual architectural contract to Sherman-Carter-Barnhart Architects (SCB) with the contract most recently renewed in 2021. McCormack-Baron-Salazar (MBS) is also independently utilizing SCB Architects to develop construction documents and for architectural construction oversight for the CNI project to redevelop Beecher Terrace.

Staff has been pleased with the performance of SCB in their work through the Annual Contract for LMHA as well as their work on the Beecher Terrace campus with MBS. SCB is very familiar with the requirements and intricacies of the Beecher Terrace site. Consequently, LMHA requested a price from SCB to develop construction documents and provide construction oversight for the Baxter Community Center renovation. They provided a fee to LMHA of \$530,000, under the existing Annual Architectural Contract. The fee includes architectural and engineering work, environmental assessment and remediation design, and construction administration. Staff reviewed the fee and found it to be acceptable and the LMHA Procurement Committee (Norma Ward, Kathleen O'Neil, Bernard Pincus) has sanctioned this extension.

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II. ALTERNATIVES:

- A. Extend the Sherman-Carter-Barnhart Annual Contract to accommodate design and construction oversight of the Baxter Community Center.
- B. Do not extend the contract with Sherman-Carter-Barnhart.

III. RECOMMENDATION:

Staff recommends Alternative "A".

IV. JUSTIFICATION:

- The annual architectural contract will provide a knowledgeable and experienced team of consultants immediately available to perform the needed work within the project requirements and deadlines.
- Sherman-Carter-Barnhart is qualified to perform the needed services as demonstrated by their experience and based upon projects performed for LMHA and MBS.
- SCB's team for the Baxter Community Center contract includes two MBE firms - CL Anderson Architecture, LLC. (architectural services) and Tri-Eco, LLC (environmental services), and two WBE firms - Hagerty Engineering (geotechnical services) and Civil Design, Inc. (civil engineering).
- The fee proposed by Sherman-Carter-Barnhart Architects has been reviewed by staff and found to be reasonable and acceptable.
- Incorporating the design and construction administration of the Baxter Community Center into the Annual Architectural Contract will expeditiously address the needs of the community and accommodate timely completion of the project.

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V. BUDGET APPROVAL:

Funding for the architectural services portion of the BCC project is provided from HUD's Choice Neighborhoods Implementation 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

Submitted by: Bernard Pincus, Director
Choice Construction Implementation Department
Kathleen O'Neil, Choice Neighborhoods Coordinator
May 18, 2021