

**RESOLUTION NO. \_\_\_\_\_**

**AWARD OF CONSTRUCTION CONTRACT 2754 MONTANA AVENUE -  
RENOVATION**

**Item No. 5i**

WHEREAS, funds have been received from the U.S. Department of Housing and Urban Development under Capital Funds Grant for the 2754 Montana Avenue Renovation; and,

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

WHEREAS, the project was advertised for bids in The Courier-Journal on April 14, 2021 and The Louisville Defender and on April 15, 2021 and on May 4, 2021 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 Whitney Consulting, LLC. in the amount of \$104,579.31 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 Whitney Consulting, LLC. in the amount of \$104,579.31 for 2754 Montana Avenue - Renovation.

## RESOLUTION BACKGROUND STATEMENT

### AWARD OF CONSTRUCTION CONTRACT 2754 MONTANA AVENUE - RENOVATION

#### Item No. 5i

#### **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 2754 Montana Avenue Renovation. This home has been vacant for approximately five (5) years. This single-family home is in need of updating to bring this property up to code, with extensive repair work that stems from mold remediation caused by water infiltration from the roof, all mechanicals need to be replaced and the floor-plan is outdated as well as the kitchen and bathroom. The exterior aluminum siding is in disrepair and there is very little finish left on the aluminum panels which will be replaced with vinyl siding. This renovation is needed to protect the LMHA investment as well as give future LMHA residents a safe and updated property to raise a family.

The project, was advertised in the Courier Journal on April 14, 2021 and the Louisville Defender on April 15, 2021 as well as on the LMHA Housing Agency Marketplace, eProcurement and multiple plan rooms. The LMHA was able to reach at least 1,387 companies, all which received an "invitation to bid" this project via marketplace.

The breakdown is as follows:

MBE / African-American Business Enterprise	438	(31%)
MBE / Asian Indian-American Business Enterprise	12	(1%)
MBE / Asian Pacific-American Business Enterprise	12	(1%)
MBE / Hasidic Jew Business Enterprise	3	(0%)
MBE / Hispanic-American Business Enterprise	85	(6%)
MBE / Native American Business Enterprise	19	(1%)
WBE / Woman-owned Business Enterprise	295	(21%)
DBE / Disabled-owned Business Enterprise	47	(3%)
NONE (Not MBE, WBE or DBE owned)	689	(49%)
Section 3 Business	181	(13%)

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**I. STATEMENT OF FACTS (cont'd):**

From the 1,387 companies that received the "Invitation for Bid", it was recorded that only 44 companies downloaded and reviewed the Plans and Specifications for the 2754 Montana Avenue Renovation Project and they are as follows:

MBE / African-American Business Enterprise	9	(20%)
WBE / Woman-Owned Business Enterprise	12	(26%)
DBE / Qualified Disabled Business Enterprise	2	(4%)
NONE (Not MBE, WBE or DBE owned)	28	(61%)

On March 30, 2021 bids were opened and are as follows:

<u>CONTRACTOR</u>	<u>AMOUNT</u>
Martin Construction, Inc.	\$220,000.00
Whitney Consulting, LLC.	\$104,579.31

The bid submitted by Whitney Consulting, LLC. in the amount of \$104,579.31 was determined to be the lowest responsible and responsive bid received.

As this project is funded through the Authority's Capital Fund Program, the Authority's Participation Goals of 25% MBE, 10% WBE, and .5% DBE are in force. Whitney Consulting, LLC. is an MBE company and will be performing 12.4% of the work and sub-contract the remaining 87.6% with five (5) sub-contractors, Bailey Construction (MBE Company) 63.6%, Bishops Heating & Cooling, LLC. (MBE Company) 7.8%, Quantum Environmental Services, LLC. (WBE Company) 1%, Laswell Electric Company 9%, Dixie Plumbing 6%. A 9% partial waiver of WBE and .5% full waiver of DBE participation goals has been granted by the Procurement Committee and is justified inasmuch of the remaining project is only 15% not being performed by an MBE, WBE or DBE.

The Procurement Committee (Norma Ward, Steve Webb, Phil Reidinger and Keith McCarthy) has discussed this project and recommends award of the contract to Whitney Consulting, LLC. in the amount of \$104,579.31.

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**II. ALTERNATIVES:**

- a. Approve the resolution authorizing award of a contract to Whitney Consulting, LLC. in the amount of \$104,579.31.
- b. Do not approve the resolution to award of the contract at this time.

**III. RECOMMENDATION:**

Staff recommends Alternative "A".

**IV. JUSTIFICATION:**

- The renovation is necessary to bring this unit up to code and repair the areas that were affected by the mold remediation as well as the water damage that has occurred.
- If left unrepaired, this damage can negatively affect the property value and pose a safety risk to the residents.
- Whitney Consulting, LLC. is a "Native American Business Enterprise" and the first of this type of MBE that LMHA has worked with. This company is also a Section 3 Business.

**V. BUDGET APPROVAL:**

Funding for this project is provided from Capital Funds Grant.

\_\_\_\_\_  
Angela Larsson, Director of Finance

\_\_\_\_\_  
Date

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**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  
May 18, 2021