

RESOLUTION NO. _____

**AWARD OF CONSTRUCTION CONTRACT FOR
4500 NOLTEMEYER WYNDE COMPLEX APARTMENTS SIDING REPLACEMENT**

Item No. 5h

WHEREAS, funds have been received from the U.S. Department of Housing and Urban Development under the Capital Fund Program for 4500 Noltemeyer Wynde Complex Apartments Siding Replacement; and

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

WHEREAS, the project was advertised for bids in The Courier-Journal, LMHA's Website, Housing Agency Marketplace and The Louisville Defender and on June 1, 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 Howell & Howell Contractors in the amount of \$966,000.00 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 a contract with Howell & Howell Contractors, in the amount of \$996,000.00 for 4500 Noltemeyer Wynde Complex Apartments Siding Replacement.

RESOLUTION NO. _____

**AWARD OF CONSTRUCTION CONTRACT FOR
4500 NOLTEMEYER WYNDE COMPLEX APARTMENTS SIDING REPLACEMENT**

Item No. 5h

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 4500 Noltemeyer Wynde Complex Siding Replacement.

This Scattered Sites Housing duplex is part of multi-family site composed of 13 separate multi-family buildings with a total of 46 apartments. With this project, the old deteriorated wood siding will be replaced with fiber cement siding that is very durable and requires very little maintenance. The scope will include replacing other exterior building components that are in poor condition, rotted or damaged, such as the fascia boards, rakes, soffits, flashings, trim, around all the windows and doors, and the house wrap, as needed. New energy efficient light fixtures, updated house numbers, aluminum entryway screen dividers, gutters and downspouts will also be removed and replaced with new. All the brick will be power-washed, and selected site grading, seed and straw will be done to restore proper site drainage away from the building's foundations.

This project was advertised for bids twice. On March 2, 2021, the LMHA received two bids and they was considered non-responsive due to bids exceeding the Architect's estimate of \$810,000.00.

The project design team conducted a post-bid project meeting and as result, modified the scope of work and adjusted the estimate to reflect current construction material prices. The new architects' estimate was estimated at \$1.2 million.

The project was re-advertised on April 28, 2021 in the Courier Journal, LMHA's Website and Housing Agency Marketplace; and on April 29, 2021 in the Louisville Defender. The project team also used multiple local and national plan rooms, made direct calls to local contractors, reaching at least 785 companies that we can confirm received an "invitation for bids"; the breakdown of these companies is as follows:

MBE / African-American Business Enterprise	224 (28%)
MBE / Hispanic-American Business Enterprise	61 (8 %)
MBE / Asian Pacific-American Business Enterprise	10 (1%)

RESOLUTION NO. _____

**AWARD OF CONSTRUCTION CONTRACT FOR
4500 NOLTEMEYER WYNDE COMPLEX APARTMENTS SIDING REPLACEMENT**

Item No. 5h

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

MBE / Asian Indian-American Business Enterprise	11 (1%)
MBE / Hasidic Jew Business Enterprise	1 (0%)
MBE / Native American Business Enterprise	4 (0%)
MBE / Woman-owned Business Enterprise	173 (21%)
DBE / Qualified Disabled Veteran Owned	21 (3%)
NONE (Not MBE, WBE or DBE-owned)	399 (50%)
SECTION 3 Business	139 (17%)

From the 785 companies listed above, a total of 31 companies downloaded and reviewed the Plans and Specifications for the Noltemeyer Wynde Complex Apartments Siding Replacement and they are as follows:

MBE / African-American Business Enterprise	6 (19%)
MBE / Asian Indian-American Business Enterprise	1 (3%)
MBE / Native American Business Enterprise	1 (3%)
MBE / Hispanic-American Business Enterprise	1 (3%)
FBE / Woman-owned Business Enterprise	6 (19%)
DBE / Qualified Disabled Veteran Owned	1 (3%)
NONE (Not MBE, WBE or DBE owned)	20 (63%)
Section 3 Business:	3 (9%)

Bids were opened on June 1, 2021 and the results are noted as follows:

<u>CONTRACTOR</u>	<u>AMOUNT</u>
Howell & Howell Contractors, LLC.	\$ 996,000.00
Martin Construction Company	\$1,322,000.00

The bid submitted by Howell & Howell Contractors in the amount of \$996,000.00 was determined to be the lowest responsive and responsible bid received.

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% are in force. Howell & Howell Contractors is Section 3 business company and will be performing 57% of the work with its own forces and will sub-contract the

RESOLUTION NO. _____

**AWARD OF CONSTRUCTION CONTRACT FOR
4500 NOLTEMEYER WYNDE COMPLEX APARTMENTS SIDING REPLACEMENT**

Item No. 5h

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

remaining 43% with three sub-contractors: one MBE company (Skynet Professional Solution, LLCs – 32%); and two WBE companies (K & B Electrical Services, Inc – 6.3%) and, (Habitat Louisville, LLC- 4.7%). A .5% full waiver of DBE participation goals has been granted by Procurement Committee and is justified inasmuch of the remaining project is only .5% not being performed by an DBE.

The Procurement Committee (Norma Ward, Steve Webb, Phil Reidinger and Mike Lyall) has discussed this project and recommends award of the contract to Howell & Howell Contractors, Inc. in the amount of \$996,000.00.

II. ALTERNATIVES:

- A. Approve the resolution authorizing award of a contract to Howell & Howell Contractors in the amount of \$996,000.00.
- B. Do not approve the resolution to award of the contract at this time.

III. RECOMMENDATION:

Staff recommends Alternative "A".

IV. JUSTIFICATION:

- Repairing the siding and other exterior building components is critical for maintaining the structures sealed from the elements. If left unrepaired, water and moisture will damage the buildings' structure and interior finishes, which will be very costly to repair.
- If water infiltrates the buildings, it could cause mold on the interior finishes, which is costly to remediate and can affect the health of our residents and staff.

RESOLUTION NO. _____

**AWARD OF CONSTRUCTION CONTRACT FOR
4500 NOLTEMEYER WYNDE COMPLEX APARTMENTS SIDING REPLACEMENT**

Item No. 5h

IV. **JUSTIFICATION (cont'd):**

- The new building materials being installed are more durable than the wood elements currently used. This will help reduce the maintenance and upkeep costs on this site.
- The new updated exteriors, at a cost of approximately \$22,000 per unit, along with the recently renovated site asphalt, will help boost the site's curb appeal and add value to the property, as well as project a positive image of our site to our residents and neighbors.
- Howell & Howell Contractors are a registered Section 3 Business that will be utilizing a total of 32% MBE and 11% WBE subcontractors, who will be receiving a combined amount of \$431,000.00 of the total contract amount.
- The combined Section 3 Businesses for Howell & Howell Contractors, Skynet Solutions and Habitat Louisville amount to be reported on this project will be \$932,500.00.
- The bid submitted by Howell & Howell Contractors was below the Architect's estimate by \$204,000.

V. **BUDGET APPROVAL:**

Funding for this project is provided from Capital Fund Program.

Angela Larsson, Director of Finance

Date

RESOLUTION NO. _____

**AWARD OF CONSTRUCTION CONTRACT FOR
4500 NOLTEMEYER WYNDE COMPLEX APARTMENTS SIDING REPLACEMENT**

Item No. 5h

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, Program Manager
Capital Improvements Department

Submitted by: Norma Ward, Director
Capital Improvements Department
June 15, 2021