

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

**PURCHASE OF MOBILE SHOWER/RESTROOM TRAILER**

**Item No. 5d**

WHEREAS, funds have been received from the U.S. Department of Housing and Urban Development under Capital Fund; and,

WHEREAS, the project was advertised for bids in The Courier-Journal and The Louisville Defender and on August 31, 2021 bids were received and tabulated for the Purchase of a Mobile Shower/Restroom Trailer; and,

WHEREAS, staff reviewed the bids received and determined that the bid submitted by Nordic Americas Group, LLC. in the amount of \$57,225.00 is the lowest responsive and responsible bid received and recommends award of the purchase 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 purchase contract with Nordic Americas Group, LLC. in the amount of \$57,225.00 for the purchase of a Mobile Shower/Restroom Trailer.

## RESOLUTION BACKGROUND STATEMENT

### PURCHASE OF MOBILE SHOWER/RESTROOM TRAILER

#### Item No. 5d

#### I. STATEMENT OF FACTS:

The Louisville Metro Housing Authority (LMHA) received funds from the Department of Housing and Urban Development under the Capital Fund for the Purchase of a Mobile Shower/Restroom Trailer. The Mobile Shower/ Restroom Trailer will be used by the Capital Improvements Department for a specific upcoming project; and subsequently, by the Operations Department, whenever there is a need to renovate or repair bathrooms. This mobile unit will allow residents to remain in their units while bathroom renovations projects or repairs, including emergency repairs, take place.

The LMHA is getting ready to bid a bathroom renovation project that will include approximately 100 scattered sites units. This project, which will take approximately one year to complete, is very complex in nature, with one of the logistical challenges being allowing families to remain in the unit while the work takes place, instead of having to relocate them to a hotel/motel for one week, which would be costly; or to a different scattered sites unit, which can be very disruptive to families, especially those with school-aged children. With the current plan being to renovate two units at a time and estimating the work in each unit will take a week to complete, the cost to temporarily relocate families to hotels/ motels could easily exceed \$100,000. Renting the equipment was also considered; however, with a current rental fee of \$5,522.60 per month, the cost to rent would surpass the cost of purchasing the Mobile Shower/ Restroom Trailer.

The sixteen foot long, heated, and air-conditioned Mobile Shower/ Restroom Trailer has three full size bathrooms with separate and independent access, and it features durable fiberglass interior walls, skid rubber flooring, solid surface countertops, ceramic toilets, and LED lights. Each family will be assigned a specific bathroom during the renovation and will only be accessible to them. The mobile unit will be parked right outside the units being renovated for easy access, and they will be thoroughly cleaned between assigned users. After the work is complete in one site, the unit can be easily transported to another site by using a pick-up vehicle.

**RESOLUTION BACKGROUND STATEMENT**

**PURCHASE OF MOBILE SHOWER/RESTROOM TRAILER**

**Item No. 5d**

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

The project was advertised in the Courier Journal on August 18, 2021 and the Louisville Defender on August 19, 2021, as well as on LMHAs Website, the Housing Agency Marketplace, and multiple plan rooms. The LMHA was able to reach at least 1608 companies, all who received an “invitation to bid” this project via marketplace.

The breakdown is as follows:

MBE / African-American Business Enterprise	498	(31%)
MBE / Hispanic-American Business Enterprise	94	(6%)
MBE / Asian Pacific-American Business Enterprise	14	(1%)
MBE / Asian Indian-American Business Enterprise	20	(1%)
MBE / Hasidic Jew Business Enterprise	2	(0%)
MBE / Native American Business Enterprise	24	(1%)
FBE / Woman-owned Business Enterprise	306	(19%)
DBE / Disabled-owned Veteran Business Enterprise	64	(4%)
NONE (Not MBE, WBE or DBE owned)	772	(48%)
SECTION 3 BUSINESS	162	(10%)

The previous breakdown includes a total of 652 MBE, 306 FBE and 64 DBE Companies throughout the United States. From the 1608 companies that received the “Invitation for Bid”, we recorded that only 15 companies downloaded and reviewed the RFP for the Mobile Shower/Restroom Trailer, and they are as follows:

MBE / African-American Business Enterprise	3	(20%)
MBE / Native-American Business Enterprise	1	(7%)
FBE / Woman-owned Business Enterprise	6	(40%)
NONE (Not MBE, WBE or DBE owned)	9	(60%)

On August 31, 2021, bids were opened, and the results are as follows:

<u>CONTRACTOR</u>	<u>AMOUNT</u>
Nordic Americas Group, LLC. (Not Sec 3, MBE, WBE or DBE)	\$57,225.00
Portable Restroom Trailers, LLC. (WOSB Certified, Disadvantaged Small Business Certified)	\$70,385.00

**RESOLUTION BACKGROUND STATEMENT**  
**PURCHASE OF MOBILE SHOWER/RESTROOM TRAILER**

**Item No. 5d**

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

The bid submitted by Nordic Americas Group, LLC. in the amount of \$57,225.00 was determined to be the lowest responsible and responsive bid received.

The Procurement Committee (Norma Ward, Keith McCarthy, Greg Crum, Steve Webb and Phil Reidinger) has discussed this project and recommends award of the Purchase Order to Nordic Americas Group, LLC. in the amount of \$57,225.00.

**II. ALTERNATIVES:**

- A. Approve the resolution authorizing award of a Purchase Order to Nordic Americas Group, LLC. in the amount of \$57,225.00
- B. Do not approve the resolution to award of the Purchase Order at this time.

**III. RECOMMENDATION:**

Staff recommends Alternative "A".

**IV. JUSTIFICATION:**

- The justification of the purchase of this unit is that it will reduce the cost to LMHA by allowing residents to remain in their units while the bathroom renovations are taking place.
- The purchase of this Mobile Shower/Restroom Trailer will assist Occupancy in the event of an unforeseen emergency of a bathroom failure.
- This purchase of this unit will be less intrusive and disruptive to the residents that will be affected by these renovations.
- The purchase of this unit will easily save LMHA over 5 times the cost in relocations of residents to Hotel/Motels.

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

- LMHA has several projects that will be coming up in the near future where this trailer will benefit the Authority with a substantial cost savings such as;
  - Dosker Manor Reseal/Grout Complete Bathrooms
  - Avenue Plaza – Remodel Bathroom Showers, Tub, Sink and Bathroom Replacement
  - Scattered Site – 017 – 34-bathroom renovations not included on the Whipps, Fegenbush, East Pages and Noltemeyer.
  - Scattered Sites – 034 – Kitchen and Bathroom Renovations Breckinridge and Landside, Six Mile Lane and Bayberry
  - Will Seay Plaza – 6<sup>th</sup> floor main water line.

**VI. BUDGET APPROVAL:**

Funding for this project is provided under Capital Fund.

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

\_\_\_\_\_  
Date

**VII. 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 Dept.  
Submitted by: Norma Ward, Director, Capital Improvements Dept.  
September 21, 2021