

RESOLUTION NO. _____

**APPROVAL OF SECOND CONTRACT AMENDMENT FOR
ANNUAL ARCHITECTURAL CONTRACT WITH SHERMAN-CARTER-BARNHART**

Item No. 5h

WHEREAS, funds have been received from the U.S. Department of Housing and Urban Development under the Capital Fund Program for architectural services when necessary in the course of agency operation; and

WHEREAS, on May 1, 2019, LMHA staff, in accordance with LMHA procurement procedures, awarded a contract to Sherman-Carter-Barnhart Architects, PSC to provide the requisite services for an initial period of one year; and

WHEREAS, the contract awarded to Sherman-Carter-Barnhart Architects, PSC included an optional provision whereby LMHA may extend the contract for up to four additional years; and

WHEREAS, the second one-year renewal option of the contract was implemented in May 1, 2021 in the amount of \$500,000; it was amended for an additional \$530,000 on May 18, 2021 to be used exclusively for development and construction oversight of the Baxter Community Center Renovation, and it now requires a second amendment for additional funding to accommodate continued work associated with various major capital improvement projects already started or under construction; work associated with the Beecher Terrace Revitalization Project and other miscellaneous work including the assessment of the former Iroquois Homes sites; and

WHEREAS, Sherman-Carter-Barnhart Architects PSC and the Louisville Metro Housing Authority agreed on a not to exceed amount of \$300,000 to perform the additional work, for a new total contract amount of \$1,330,000.

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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 approve a second amendment to the contract with Sherman-Carter-Barnhart Architect PSC in a not to exceed amount of \$300,000 for additional funding required to complete additional work at various sites.

RESOLUTION BACKGROUND STATEMENT

APPROVAL OF SECOND CONTRACT AMENDMENT FOR ANNUAL ARCHITECTURAL CONTRACT WITH SHERMAN-CARTER-BARNHART

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I. STATEMENT OF FACTS:

The U.S. Department of Housing and Urban Development provided LMHA funding under the Capital Fund Program for architectural services as the need arises in the course of agency operations. On May 1, 2019, LMHA awarded the annual architectural contract to Sherman-Carter-Barnhart (SCB). The contract, based on an annual fee not to exceed \$500,000, included an option allowing LMHA to renew the contract four additional one-year terms.

On April 20, 2021, a resolution to execute the second one-year renewal in the amount of \$500,000 was approved by the Board of Commissioners; and it was amended on May 18, 2021 with an additional \$530,000 to be used exclusively for the development of construction documents and construction oversight for the Baxter Community Center Renovation. The second renewal contract amount with the addition of Amendment No.1 is \$1,030,000.

Since the amount added to the contract under Amendment No.1 cannot be used for work other than the Baxter Community Center Renovation, and due to the large amount of Capital Improvements and other miscellaneous projects currently under development and construction, the contract needs to be amended for a second time to guarantee completion of this work during the current contract year.

Besides the Baxter Community Center Renovation, SCB has seven Capital Improvement Projects under construction and is developing eight very large and complex capital projects plus six large-sized to mid-sized capital Improvements projects. SCB is also conducting a comprehensive real estate assessment for the former Iroquois Homes Site and is doing other work associated with the Beecher Terrace Choice Project not covered under Amendment No.1, such as the Beecher Historical Survey.

Staff has been pleased with the performance of Sherman-Carter-Barnhart. This firm is committed to LMHA's MBE/ FBE and DBE Program, and has partnered with 3 MBE and 3 FBE firms. The annual contract has saved LMHA considerable time and money in addressing architectural issues that arose during the past year. The amount expended from this contract in the past is as follows:

RESOLUTION BACKGROUND STATEMENT

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I. STATEMENT OF FACTS (cont'd):

<u>Year</u>	<u>Amount Spent</u>
2019 (Original Contract)	\$250,486.39
2020 (1 st Renewal Option)	\$495,367.63
2021 (2 nd Renewal Amendment as amended)	\$585,554.02 (to date)

The second amendment in a not to exceed amount of \$300,000 will increase the contract to a total of \$1,330,000.

The LMHA Procurement Committee (Norma Ward, Keith McCarthy, Phil Reidinger and Kathleen O'Neil) has sanction this contract amendment.

II. ALTERNATIVES:

- A. Approve the second amendment for the Sherman-Carter-Barnhart contract in a not to exceed amount of \$300,000 to guarantee completion of ongoing projects.
- B. Do not amend the current contract with Sherman-Carter-Barnhart.

III. RECOMMENDATION:

Staff recommends Alternative "A".

IV. JUSTIFICATION:

- The annual architectural contract provides a knowledgeable team of consultants immediately available to perform emergency work or act on a consulting basis as projects develop in the course of agency operations.
- Sherman-Carter-Barnhart is qualified to perform the needed services as demonstrated by their current and past experiences and based upon projects performed for LMHA.

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Item No. 5h

IV. JUSTIFICATION (cont'd):

- The fee proposed by Sherman-Carter-Barnhart has been reviewed by staff and found not be reasonable and acceptable.

- The current contract extension expenditures to date are \$437,674.52 for Capital Improvements and other miscellaneous projects, and \$147,879.50 for the Baxter Community Center . This means that there are only \$62,325.48 funds available to continue the Capital Improvements and other miscellaneous projects.

- The current contract extension, which will expire on May 1, 2022, needs to be amended to guarantee continuation and completion of at least 21 Capital Improvements projects already started (7 projects under construction and 14 projects under development), various assessments and other miscellaneous work critical to LMHA.

V. BUDGET APPROVAL:

Funding for this project is provided from the Capital Fund Program.

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 and Submitted by: Norma A. Ward, Director
Capital Improvements Department
November 16, 2021