

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

**APPROVAL OF CHANGE ORDER NO. 1 FOR DOSKER B  
ELECTRICAL UPGRADES**

**Item No. 5i**

WHEREAS, funds have been received from the U.S. Department of Housing and Urban Development under the Capital Fund Program for Dosker B Electrical Upgrades; and

WHEREAS, the contract with Howell & Howell Contractors, Inc. awarded on June 3, 2021, for the Dosker B Electrical Upgrades will require Change Order No. 1 to address the deteriorated conditions of the plumbing piping that was discovered during the demolition of the kitchens and bathrooms; and

WHEREAS, the contractor submitted a proposal of \$266,551.05 for completing the additional work, and both the A/E Consultants and project LMHA team found the proposal to be justified and reasonable; and

WHEREAS, the additional work will be performed by the plumbing subcontractor, which will increase the MBE participation percentage for this project by 6% for a total MBE participation of 24%, and

WHEREAS, the additional necessary work increases the project by 13.98%, which is within the acceptable threshold per LMHA Procurement Policy.

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 Change Order No. 1 with Howell & Howell Contractors, Inc. in the amount of \$266,551.05 for Dosker B Electrical Upgrades.

**RESOLUTION BACKGROUND STATEMENT**  
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**I. STATEMENT OF FACTS:**

The Louisville Metro Housing Authority received Capital Funds for the Dosker B Electrical Upgrades. A Contract was executed with Howell & Howell Contractors, Inc. on June 3, 2021. The need for additional work in conjunction Dosker B Electrical upgrades has developed.

LMHA requires Change Order No. 1 to incorporate the necessary changes to the contract. The new scope of work and pricing has been thoroughly analyzed by A/E Consultants and LMHA Project Team to ascertain it is necessary.

The original contract amount was \$1,906,000.00. Change Order No. 1 is for \$266,551.05. The new contract amount will be \$2,172,551.05. Board approval for this change order is required. The Procurement Committee (Norma Ward, Steve Webb, Phil Reidinger and Mike Lyall) and Operations (Greg Crum) have discussed the need for this additional work and have sanctioned the change order.

This Change Order No. 1 includes the following items:

- Demolition of the remaining drywall in the new janitor rooms (former kitchens) for access to chase wall cavity and vent lines on floors 1 through 18.
- Demolition of the existing copper horizontal water/vent lines to access, cut and connect 4" waste lines from the adjacent apartment in all 18 floors, and core drilling new 8" waste lines holes to bypass the existing cast iron waste lines.
- Cutting, capping, and sealing unused water, vent and waste lines in all 18 floors. Installation of new hot and cold vertical shut-off valve on the 1<sup>st</sup> floor janitor room; and installation of new hot and cold shut-off valves for water supply.
- Insulate all new exposed water lines in floors 1 through 18; fire caulk all floor penetrations.

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

- Frame, drywall and finish the new 6” chase wall janitor closet.

Increase...\$266,551.05

An additional 45-day time extension will be added to the contract to allow for the new work to be completed and to accommodate material delivery.

**II. ALTERNATIVES:**

- A. Approve the resolution authorizing Change Order No. 1 in the amount of \$266,551.05 for additional work in conjunction with Dosker B Electrical Upgrades.
- B. Do not approve Change Order No. 1.

**III. RECOMMENDATION:**

Staff recommends Alternative “A”.

**IV. JUSTIFICATION:**

- The scope of work under this change order is necessary to address unforeseen existing conditions of the plumbing piping that were disconnected during the work.
- Change Order No. 1 will allow LMHA to make necessary repairs to this plumbing riser while the wall cavity is exposed. By doing this now, the LMHA Capital Improvements team can remove this riser from a planned and upcoming riser replacement project at this same site.
- The proposed change, including costs, have been thoroughly analyzed by A/E Consultants and by the LMHA Project Team and found it to be necessary, reasonable and fair.
- The original contract amount of \$1,906,000.00 was below the A/E Consultants estimate of \$2,591,539.00. This change order does not increase the cost of the project original estimate, and it is also well below LMHA’s Project budget of \$2,600,000.00.

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**V. BUDGET APPROVAL:**

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

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

\_\_\_\_\_  
Date

**VI. PROCUREMENT CERTIFICATION:**

This is to certify that the procurement procedure for approval of Change Order 1 to Howell & Howell Contractors, Inc. has been conducted in accordance with 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  
November 16, 2021