

RESOLUTION NO. _____

**AWARD OF CONSTRUCTION CONTRACT FOR DOSKER MANOR
FIRE ALARM REPLACEMENT**

Item No. 5C

WHEREAS, funds have been received from the U.S. Department of Housing and Urban Development under the Capital Fund Program for the Dosker Manor Fire Alarm Replacement; and

WHEREAS, Sherman Carter Barnhart Architects, PLLC developed construction documents for this project; and

WHEREAS, the project was advertised for bids in the Courier-Journal, LMHA's Website and Housing Agency Marketplace on October 12th, 2022; and on The Louisville Defender on October 27, 2022; and on November 8, 2022, one bid was received and tabulated for the contractor to perform the work; and

WHEREAS, because only one bid was received, following the procurement policies, a letter was sent to HUD on November 11, 2022 to request approval to award the contract to the sole bidder; and

WHEREAS, staff reviewed the bid received and determined that the bid submitted by Howell & Howell Contractors, Inc. in the amount of \$4,277,000.00 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 into a Construction Contract with Howell & Howell Contractors, Inc. in the amount of \$4,277,000.00 for Dosker Manor Fire Alarm Replacement, subject to HUD approval.

RESOLUTION BACKGROUND STATEMENT

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I. STATEMENT OF FACTS:

The Louisville Metro Housing Authority (LMHA) received funds from the U.S. Department of Housing and Urban Development provided under the Capital Fund Program for Dosker Manor Fire Alarm Replacement project.

Dosker Manor is a community composed of three separate high-rise buildings with a total of 698 apartments. The late 1970's development was originally designed and built to offer affordable housing to the elderly and disabled residents of the area. However, the site currently has a mixed-age population that is not strictly elderly or disabled.

The Dosker Manor Fire Alarm Replacement project is necessary because the current system is old, outdated, constantly failing and needing repairs; and due the lack of availability of replacement parts, it will soon likely become unrepairable. Because this system is crucial to keep residents, visitors and LMHA staff safe in case of a fire emergency, it needs to be replaced without any delays.

The scope of work for this project includes the removal of the old nurse call system that is original to the site and that is no longer required due to the change in the population served. The fire alarm system will be completely replaced with new control panels, code-compliant strobe notifiers, pull stations, horns, and speakers. The conduit and wiring will also be replaced to allow the proper functioning of the new equipment. During the work, all the residents will be able to remain in their apartments.

The project was advertised on October 12, 2022 in the Courier-Journal, LMHA's website and the Housing Agency Marketplace; and on October 27, 2022 in The Louisville Defender. The project team also used multiple local and national plan rooms and made direct calls to local MBE, WBE and Section 3 firms found through the Louisville Metro Government's Human Relation Commission Database, reaching at least 907 companies that we can confirm received an "invitation for bids", and it includes 278 MBE, 180 WBE and 73 Section 3 firms from the tri-state area (Kentucky, Indiana and Ohio). The breakdown is as follows:

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I. STATEMENT OF FACTS (cont'd):

MBE / African American Business Enterprise	170	(18%)
MBE / Asian Indian American Business Enterprise	17	(2%)
MBE / Asian Pacific American Business Enterprise	16	(2%)
MBE / Hassidic Jew American Business Enterprise	1	(0%)
MBE / Hispanic American Business Enterprise	63	(7%)
MBE / Native American Business Enterprise	11	(1%)
Woman Owned Business Enterprise	180	(19%)
None (not Woman or Minority owned)	574	(62%)
Section 3 Business	73	(8%)

From the 907 companies listed above, a total of 17 companies downloaded and reviewed the Plans and Specifications for the Dosker Manor Fire Alarm Replacement, and they are as follow:

MBE / Asian Pacific American Business Enterprise	1	(6%)
Woman Owned Business Enterprise	3	(19%)
None / (not Woman or Minority owned)	14	(82%)
Section 3 Business	1	(6%)

On November 8th, 2022, the LMHA received one bid for this project as follows:

<u>Contractor</u>	<u>Amount</u>
Howell & Howell Contractors, Inc.	\$4,277,000.00

The bid submitted by Howell & Howell Contractors, Inc. in the amount of \$4,277,000.00 was determined to be the lowest responsible and responsive bid. Because there was only one bid, awarding this project is subject to HUD approval.

The bid submitted by Howell & Howell Contractors, Inc. is under the Architectural and Engineering estimate range of \$3,900,000 to \$4,300,000. As this project is funded through Capital Funds Program, the MBE participation goal is 25%, the WBE is 10% and the DBE is 0.5%. Due to the limited scope of work on this project, the contractor had planned to do the work utilizing 100% of his workforce; however, licensed electricians are required. The contractor, who is a certified Section 3 Business, solicited prices for the electrical portion of the job from both an MBE and a WBE subcontractors.

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I. STATEMENT OF FACTS (cont'd):

The MBE subcontractor did not submit a responsive proposal to Howell & Howell Contractors, Inc.; but the WDBE did and therefore, the Howell & Howell Contractors, Inc. provided a bid to LMHA that included the participation from WBE subcontractor at 59% of the total bid amount with his bid package.

A waiver for 25% MBE and 0.5% DBE was also submitted, and after reviewing it, by the evaluation committee (Phil Reidinger, Norma Ward, Keith McCarthy, and Wavid Wray) made the determination to accept the request and granted the waiver to the contractor.

II. ALTERNATIVES:

- A. Approve award of the Contract to Howell & Howell Contractors, Inc. in the amount of \$4,277,000.00.
- B. Do not approve award of the contract at this time.

III. RECOMMENDATION:

Staff recommends Alternative "A".

IV. JUSTIFICATION:

- The Dosker Manor Fire Alarm Replacement project is critical for having a reliable system that will not fail during a fire emergency. This system is crucial in order to keep residents, visitors and LMHA staff safe.
- Due to the age of the current obsolete system and the lack of availability of replacement parts, the system will soon likely become unrepairable, and it needs to be replaced without any delays.
- The new system will be code-compliant and have all new efficient equipment, components and materials. The new system will translate into reduced maintenance and repairs costs.
- The bid submitted by Howell & Howell Contractors, Inc. in the amount of \$4,277,000.00 has been determined by staff to be lowest responsible and responsive bid received.

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IV. JUSTIFICATION (cont.):

- The bid from Howell & Howell Contractors, Inc. was within the Architect’s estimate range of \$3,900,000 to 4,300,000; specifically, \$23,000 below the top of the range.
- Because only one bid was received, award of this project is subject to HUD approval. On November 11, 2022, a letter was sent to HUD to request approval for to award this job to the sole bidder.
- Howell & Howell Contractors, Inc. is a Section 3 Certified contractor that have successfully completed various LMHA projects, including complex jobs; and are currently engaged in another LMHA job (1131 S. 6th Street Renovations).
- The contractor will achieve 59% WBE participation and will have a 20% minority workforce assigned to this job. A waiver for 25% MBE and 0.5% DBE has been granted.
- Howell & Howell Contractors, Inc. have consistently received an “Above Average” evaluation from LMHA staff.

V. BUDGET APPROVAL

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

Aaron Dean, 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.

Steven Webb, Purchasing Agent

Date

Prepared by: Jay Hendrick, Program Manager
Capital Improvements Department
Submitted by: Norma Ward, Director
Capital Improvements Department
November 15, 2022