

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

**AWARD OF CONSTRUCTION CONTRACT ON**  
**10014 WHIPPS MILL ROAD SIDING REPLACEMENT PROPOSAL #1564**

Item No. 5E

WHEREAS, funds have been received from the U.S. Department of Housing and Urban Development under the Capital Fund Program for 10014 Whipps Mill Road Siding Replacement; and

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

WHEREAS, the project was advertised in the Courier-Journal on May 18, 2022, LMHA's website and Housing Agency Marketplace and The Louisville Defender, on May 19, 2022, and on June 7, 2022, the bid was received and tabulated for the contractor to perform the work; and

WHEREAS, staff reviewed the bid received and determined that the bid submitted by Daleos Construction, LLC in the amount of \$397,000.00 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 Daleos Construction, LLC in the amount of \$397,000.00 for 10014 Whipps Mill Road Siding Replacement.

## RESOLUTION BACKGROUND STATEMENT

### AWARD OF CONSTRUCTION CONTRACT ON 10014 WHIPPS MILL ROAD-SIDING REPLACEMENT PROPOSAL #1564

#### Item No. 5E

#### **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 10014 Whipps Mill Road Siding Replacement.

This Scattered Sites Housing is part of a multi-family site composed of five separate multi-family buildings with a total of seventeen apartments. The bulk of the work consists of replacing the dilapidated 20 plus year old siding. Besides siding replacement, the scope of work for this project will include rebuilding exterior building components that are in poor condition, rotted or damaged, such as the fascia boards, rakes, soffits, flashings, trim around the windows and doors, and the house wrap, as needed. New energy efficient light fixtures, updated house and building numbers, low maintenance metal screen dividers, gutters and downspouts will also be removed and replaced with new. All brick will be power washed and tuck-pointed, and select site grading, seed and straw will be done to restore proper site drainage away from the building's foundations. All residents will be able to remain in their apartments during the siding replacement project.

The project was advertised on May 18, 2022, in the Courier Journal, LMHA's website and The Housing Agency Marketplace; and on May 19, 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 1484 companies that we can confirm received an "invitation for bids", and it includes 612 MBE, 310 WBE and 124 Section 3 firms from the tri-state area (Kentucky, Indiana and Ohio). The breakdown is as follows:

MBE / African American Business Enterprise	477 (31%)
MBE / Asian Indian American Business Enterprise	10 (1%)
MBE / Asian Pacific American Business Enterprise	17 (1%)
MBE / Hassidic Jew American Business Enterprise	1 (0%)
MBE / Hispanic American Business Enterprise	86 (6%)
MBE / Native American Business Enterprise	21 (1%)
None (not Woman or Minority owned)	761 (50%)
Woman Owned Business Enterprise	310 (20%)
Section 3 Business	124 (8%)

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

From the 1484 companies listed above, a total of 27 companies downloaded and reviewed the Plans and Specifications for the “10014 Whipps Mill Road Siding Replacement:

MBE / African American Business Enterprise	4 (15%)
MBE / Asian Indian American Business Enterprise	1 (4%)
MBE / Asian Pacific American Business Enterprise	1 (4%)
MBE / Hispanic American Business Enterprise	3 (11%)
None / (not Woman or Minority owned)	16 (59%)
Woman Owned Business Enterprise	4 (15%)
Section 3 Business	4 (15%)

On June 7, 2022, LMHA received two bids for this project, and it is as follows:

<b><u>CONTRACTOR</u></b>	<b><u>AMOUNT</u></b>
Daleos Construction, LLC	\$397,000.00
Howell & Howell Contractors, Inc.	\$598,689.00

The bid submitted by Daleos Construction, LLC in the amount of \$397,000.00 was determined to be the lowest responsible and responsive bid.

The bid received from Daleos Construction, LLC was also under the Architectural and Engineering estimate of \$700,000.00-\$800,000.00

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%. The contractor has reached 89% MBE, 0 % WBE and 0% DBE; and a waiver for 10% WBE, 0.5% DBE by the evaluation committee (Phil Reidinger, Norma Ward, Keith McCarthy, and Wavid Wray) has been granted after the committee reviewed good faith effort documentation and made the determination.

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#### **II. ALTERNATIVES**

- A. Approve award of the Contract to Daleos Construction, LLC.
- B. Do not approve 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 and safety of our residents.
- 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 \$23,000.00 per unit, will help boost the sites curb appeal and add value to the property, as well as project a positive image of our site to our residents and neighbors
- Daleos Construction, LLC bid proposal was below the Architect/Engineering estimate.
- Daleos Construction, LLC is a registered MBE contractor who will be performing 89% of the work participation.

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**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: Michelle Chandler, Program Manager  
Capital Improvements Department

Submitted by: Norma Ward, Director  
Capital Improvements Department  
June 21, 2022