

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

**AWARD OF CONSTRUCTION CONTRACT FOR  
601 W. BRECKINRIDGE MASONRY REPAIRS**

**Item No. 5G**

WHEREAS, funds have been received from the U.S. Department of Housing and Urban Development under the Capital Fund Program for 601 W. Breckinridge Masonry Repairs; and

WHEREAS, Lockett and Associates developed construction documents for this project; and

WHEREAS, the project was advertised on LMHA's website and Housing Agency Marketplace; and The Courier-Journal on September 13 and September 27, 2023, and The Louisville Defender, on September 14 and September 28, 2023; and

WHEREAS, on October 10, 2023, two bids were received and tabulated for a contractor to perform the work; and

WHEREAS, staff reviewed the bids received and determined that the bid submitted by Skynet Professional Solutions in the amount of \$150,000.00 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 is hereby authorized to enter into a Construction Contract with Skynet Professional Solutions in the amount of \$150,000.00 for the 601 W. Breckinridge Masonry Repairs.

## RESOLUTION BACKGROUND STATEMENT

### AWARD OF CONSTRUCTION CONTRACT FOR 601 W. BRECKINRIDGE MASONRY REPAIRS

Item No. 5G

#### 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 601 W. Breckinridge Masonry Repairs.

The LMHA building located at 601 W. Breckinridge is a historic brick and limestone structure built in 1889. It is an occupied, three-story structure that contains 4 apartments and the former LHS offices on the ground floor. As a consequence of the deterioration of the 134-year-old mortar and subsequent buckling of the brick and stone wall façade, it has become necessary to rebuild the affected areas. The tuck-pointing work will not only permanently stabilize the façade, but it will also prevent further damage, and more importantly prevent residents and pedestrians from getting hurt by falling brick and stone.

The project was advertised on September 13 and 27, 2023, on the LMHA's Website, The Housing Agency Marketplace and in The Courier Journal; and on September 14 and 28, 2023, 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 1456 companies that we can confirm received an "invitation for bids", and it includes 688 MBE, 302 WBE and 202 Section 3 firms from the tri-state area (Kentucky, Indiana and Ohio). The breakdown is as follows:

MBE / African American Business Enterprise	514	(35%)
MBE / Asian Indian American Business Enterprise	15	(1%)
MBE / Asian Pacific American Business Enterprise	14	(1%)
MBE / Hassidic Jew American Business Enterprise	1	(0%)
MBE / Hispanic American Business Enterprise	121	(8%)
MBE / Native American Business Enterprise	23	(2%)
None (not Woman or Minority owned)	635	(44%)
Woman Owned Business Enterprise	302	(21%)
Section 3 Business	202	(14%)

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

From the 1456 companies listed above, a total of 23 companies downloaded and reviewed the Plans and Specifications for the “601 W. Breckinridge Masonry Repairs”:

MBE / African American Business Enterprise	7 (30%)
MBE / Asian Indian American Business Enterprise	1 (4%)
MBE / Asian Pacific American Business Enterprise	1 (4%)
MBE / Hispanic American Business Enterprise	3 (13%)
None / (not Woman or Minority owned)	9 (39%)
Woman Owned Business Enterprise	4 (17%)
Section 3 Business	4 (17%)

On October 10, 2023, LMHA received two bids for this project as follows:

<b><u>CONTRACTOR</u></b>	<b><u>AMOUNT</u></b>
Skynet Professional Solutions	\$150,000.00
Schnell Contractors	\$175,000.00

The bid submitted by Skynet Professional Solutions in the amount of \$150,000.00 was reviewed by staff and it was determined to be the lowest responsible and responsive bid.

**II. ALTERNATIVES:**

- A. Approve award of the Contract to Skynet Professional Solutions in the amount of \$150,000.00.
- B. Do not approve award of the contract at this time.

**III. RECOMMENDATION:**

Staff recommends Alternative “A.”

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**IV. JUSTIFICATION:**

Re-building the facade and tuck-pointing multiple areas is not only critical for keeping the building's masonry system structurally sound. But also, to keep residents and pedestrians safe from falling brick and stone. If left unrepaired, water and moisture will damage the buildings' structure and interior finishes, which will be very costly to repair.

Skynet Professional Solutions has worked on previous projects for LMHA as a General Contractor, and they have done exceptional work for the Louisville Metro Housing Authority.

Skynet Professional Solutions is a local MBE company and is a well-established and respected minority contractor in the Louisville and Kentuckiana area. They will be performing 100% of the work, using their own workforce, with an average of 80% of their employees being members of a racial minority.

The bid received from Skynet Professional Solutions was within the range of the Architectural and Engineering Estimate of \$300,000.00.

**V. BUDGET APPROVAL:**

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

\_\_\_\_\_  
Jeffrey Ralph, Director of Finance

\_\_\_\_\_  
Date

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**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

Submitted by: Jay Hendrick, Program Manager, Capital Improvements  
Norma Ward, Director, Capital Improvements  
November 21, 2023