

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

**AWARD OF CONSTRUCTION CONTRACT ON  
SCATTERED SITES GROUP A WINDOW REPLACEMENT**

**Item No. 5E**

WHEREAS, funds have been received from the U.S. Department of Housing and Urban Development under the Capital Fund Program for the Scattered Sites Group A Window Replacement; and

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

WHEREAS, the project was advertised in the Courier-Journal, LMHA's website and Housing Agency Marketplace on October 18, 2023 and November 8, 2023 and The Louisville Defender, on October 19, 2023 and November 9, 2023 and on November 21, 2023, 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 Greenforce Restoration, LLC in the amount of \$210,000.00 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 Greenforce Restoration, LLC in the amount of \$210,000.00 for the Scattered Sites Group A Window Replacement.

**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 the Scattered Sites Group A Window Replacement.

The window replacement project is scattered over three of our sites as follows. 5508A-5508B Del Maria Way, 621 E. St Catherine Street bldgs. 2 and 3 and 2127 Bank St. The majority of the work consists of removing and replacing 147 windows of various sizes with new vinyl double hung windows with screens. There will be a small amount of touch up work that will require some drywall repair and painting.

The project was advertised in the Courier Journal, LMHA’s website and The Housing Agency Marketplace on October 18, 2023 and November 8, 2023; and in the Louisville Defender on October 19, 2023 and November 9, 2023. 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 270 companies that we can confirm received an “invitation for bid”, and it includes 230 MBE, 78 WBE and 36 Section 3 firms from the tri-state area (Kentucky, Indiana and Ohio). The breakdown is as follows:

MBE / African American Business Enterprise	102 (32%)
MBE / Asian Indian American Business Enterprise	4 (1%)
MBE / Asian Pacific American Business Enterprise	4 (1%)
MBE / Hispanic American Business Enterprise	20 (6%)
MBE / Native American Business Enterprise	2 (1%)
None (not Woman or Minority owned)	152 (47%)
Woman Owned Business Enterprise	78 (24%)
Section 3 Business	36 (11%)

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

From the 270 companies listed above, a total of 40 companies downloaded and reviewed the Plans and Specifications for the Scattered Sites Group A Window Replacement:

MBE / African American Business Enterprise	13 (31%)
MBE / Asian Indian American Business Enterprise	2 ( 5%)
MBE / Asian Pacific American Business Enterprise	4 (10%)
MBE / Hispanic American Business Enterprise	1 ( 2%)
None / (not Woman or Minority owned)	18 (43%)
Woman Owned Business Enterprise	9 (21%)
Section 3 Business	8 (19%)

On November 21, 2023, LMHA received four bids for this project, and it is as follows:

<b><u>CONTRACTOR</u></b>	<b><u>AMOUNT</u></b>
Greenforce Restoration, LLC	\$210,000.00
National Contracting Services	\$217,639.00
S & L Specialty Contracting	\$328,000.00
Daleos Construction	\$428,400.00

The bid submitted by Greenforce Restoration, LLC in the amount of \$210,000.00 was determined to be the lowest responsible and responsive bid.

The bid received from Greenforce Restoration, LLC was also under the Architectural and Engineering estimate of \$252,000.00

As this project is funded through the Capital Funds Program, the MBE participation goal is 25%, the WBE is 10% and the DBE is 0.5%. Greenforce Restoration, LLC will be doing 100% of the work with no sub-contractors therefore, these goals do not apply.

Contractor is aware that this an occupied building and that notices will need to be given and rules followed to ensure a minimum disruption to the residents while doing their work.

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**II. ALTERNATIVES:**

- A. Approve award of the Contract to Greenforce Restoration, LLC.
- B. Do not approve award of the contract at this time.

**III. RECOMMENDATION:**

Staff recommends Alternative "A."

**IV. JUSTIFICATION:**

- By installing new windows, this will help keep an airtight structure that will allow for better heating and cooling, lower energy bills and will also help reduce the maintenance and upkeep costs for these sites.
- The new windows will help boost the site's curb appeal and add value to the property, as well as project a positive image of our site to our residents and neighbors.
- Greenforce Restoration, LLC bid proposal was below the Architect/Engineering estimate of \$252,000.00.
- Greenforce Restoration, LLC will be doing 100% of the work with their own forces therefore the participation's goals will not apply. However, 100% of their workforce is made up of minority employees and Section 3 workers.

**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

Prepared and submitted by: Michelle Chandler, Program Manager  
Norma Ward, Director, Capital Improvements Dept.  
December 19, 2023