

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

**APPROVAL OF AMENDMENT #1 FOR ANNUAL ARCHITECTURAL CONTRACT  
WITH SHERMAN-CARTER-BARNHART ARCHITECTS**

**Item No. 5F**

WHEREAS, on May 1, 2019, the Louisville Metro Housing Authority (LMHA) awarded the Annual Architectural Contract to Sherman Carter Barnhart (SCB) for an amount not to exceed \$500,000, with an option to renew for up to four additional one-year terms; and

WHEREAS, the most recent (third) renewal of SCB's annual contract, approved by resolution on March 21, 2022 for an amount not to exceed \$500,000, now requires an amendment in the amount of \$88,000. These additional architectural fees are associated with changes to Baxter Community Center (BCC) plans, including revised specifications for mechanical equipment, the redesign of the lower level to include a multi-purpose audio visual studio, and a second bidding process that occurred as a consequence of LMHA not receiving an awardable bid when the project was originally advertised; and

WHEREAS, funds have been received from the Department of Housing and Urban Development's (HUD) Choice Neighborhoods Implementation grant program and other HUD, public, and private sources to cover the cost of the BCC renovation and expansion project and its associated expenses, including architectural services.

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 execute the first contract amendment to the Annual Architectural Contract with Sherman Carter Barnhart in the amount of \$88,000, increasing the total contract amount for the third renewal term to \$588,000.

## RESOLUTION BACKGROUND STATEMENT

### APPROVAL OF AMENDMENT #1 FOR ANNUAL ARCHITECTURAL CONTRACT WITH SHERMAN-CARTER-BARNHART ARCHITECTS

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#### I. STATEMENT OF FACTS:

On May 1, 2019, LMHA awarded the annual architectural contract to Sherman-Carter- Barnhart Architects (SCB) for the not to exceed (NTE) amount of \$500,000. The contract included an option to renew four additional one-year terms. SCB provides architectural services for capital improvements and other miscellaneous projects through this annual contract. In 2021, the LMHA incorporated the design and construction administration of the Baxter Community Center into the Annual Architectural Contract to allow for an expeditious way to address the needs to the community and accommodate timely completion of the project.

The initial annual contract, and subsequent renewals and amendments are summarized below:

<u>CONTRACT YEAR</u>	<u>AMOUNT</u>	<u>PURPOSE</u>
<u>2019 - Original Contract</u>	NTE \$500,000	Capital & misc. projects
<u>2020 - 1<sup>st</sup> Renewal</u>	NTE \$300,000	Capital & misc. projects
Amendment #1	NTE \$200,000	Capital & Misc. projects
<u>2021 - 2<sup>nd</sup> Renewal</u>	NTE \$500,000	Capital & misc. projects
Amendment #1	FEE \$530,000	Baxter Community Center
Amendment #2	NTE \$300,000	Capital & misc. projects
<b><u>2022 – 3<sup>rd</sup> Renewal</u></b>	<b>NTE \$500,000</b>	<b>Capital &amp; misc. projects</b>
<b>Amendment #1</b>	<b>FEE \$88,000</b>	<b>Baxter Community Center</b>

The requested additional \$88,000 plus the original \$530,000 for the Baxter Community Center brings SCB total architectural services fee for this project to \$618,000, and results in a total contract amount of \$588,000 for the third renewal term of the Annual Architectural Contract with SCB.

Staff has reviewed SCB's proposed fee increase for this work and found it to be acceptable, and the LMHA Procurement Committee (Aaron Dean, Kathleen O'Neil, and Norma Ward) has sanctioned this amendment.

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

Staff has been pleased with SCB's work performance through their Annual Contract for LMHA, as well as their work on the Beecher Terrace campus with McCormack Baron Salazar. Because of their involvement with construction document development and oversight with Rental Phases I-IV, SCB is also well versed with the Choice Neighborhoods Implementation grant requirements and the intricacies of the Beecher Terrace site.

To date, SCB's architectural services fees have been paid with funds provided to LMHA through the U.S. Department of Housing and Urban Development (HUD) Capital Fund Program. Up to \$200,000 of any remaining fees for SCB's architectural services associated with the Baxter Community Center renovation will be paid for with Choice Neighborhoods Implementation grant funds.

Additional CNI funds, along with Housing Choice Voucher program reserve funds, James Graham Brown Foundation grant funds, and American Rescue Plan funds have been allocated to complete the actual BCC renovation and expansion work.

#### II. ALTERNATIVES:

- A. Amend the third renewal term of the Annual Architectural Contract with SCB to accommodate \$88,000 in additional costs associated with changes in the Baxter Community Center's design, specification and an additional bidding process.
- B. Do not amend the contract with Sherman-Carter-Barnhart.

#### III. RECOMMENDATION:

Staff recommends Alternative "A."

#### IV. JUSTIFICATION:

- The Annual architectural Contract with SCB provides a knowledgeable and experienced team of consultants immediately available to perform the needed work within the project requirements and deadlines.

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#### IV. JUSTIFICATION (cont'd):

- SCB is qualified to perform the needed services as demonstrated by their experience and based upon other projects performed for LMHA and MBS including the Liberty Green and Sheppard Square HOPE VI revitalization initiatives.
- SCB's team for the Annual Architectural Contract includes one MBE firm - CL Anderson Architecture, LLC. (Architectural services), and three WBE firms - Hagerty Engineering (geotechnical services), and CMec, LLC (environmental services) and Civil Design, Inc. (civil engineering).
- The fee proposed by SCB has been reviewed by staff and found to be reasonable and acceptable.
- Incorporating the design and construction administration of the Baxter Community Center into the Annual Architectural Contract allows for an expeditious way to address the needs to the community and accommodate timely completion of the project.

#### V. BUDGET APPROVAL:

Funding for the architectural services portion of the BCC project is being provided from HUD's Choice Neighborhoods Implementation Grant.

\_\_\_\_\_  
Jeff 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.

\_\_\_\_\_  
Steve Webb, Purchasing Agent

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Date

Submitted by: Norma Ward, Director  
Capital Improvements Dept./ Choice Const. Implementation  
Kathleen O'Neil, Choice Neighborhoods Coordinator  
February 21, 2023