

RESOLUTION NO. _____

**APPROVAL OF AMENDMENT #2 FOR ANNUAL ARCHITECTURAL CONTRACT
WITH SHERMAN-CARTER-BARNHART ARCHITECTS**

Item No. 5G

WHEREAS, \$12,125,000 in MTW/Section 8 Reserves are available for the development of the Iroquois Senior Living Building, along with \$11,750,000 in American Rescue Plans (ARP) funds received through the Affordable Housing Trust Fund from the Louisville Metro Government; and

WHEREAS, the total development cost for the Senior Living Building at Iroquois Homes is estimated at \$23,875,0000; and

WHEREAS, on January 2023, LMHA secured a price from Sherman Carter Barnhart Architects in the amount of \$1,008,000.00, under the existing Annual Architectural Contract, to develop the construction documents, provide construction oversight and other associated services for the development of the Iroquois Senior Living Building; and

WHEREAS, the current renewal (third) of the Annual Architectural Contract with Sherman Carter Barnhart now requires a second amendment in the amount of \$1,008,000 to be used exclusively for the development of the Iroquois Senior Living Building; and

WHEREAS, when combined with the original contract amount of \$500,000 plus the first amendment of \$88,000 for the Baxter Community Center renovation and expansion, the second amendment of \$1,008,000 for the Iroquois Senior Living Building will result in a total revised contract amount of \$1,596,000 for the third renewal of the Annual Architectural Contract with Sherman Carter Barnhart.

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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 a second contract amendment in the amount of \$1,008,000 to the Annual Architectural Contract with Sherman Carter Barnhart, for a total contract amount to \$1,596,000.

RESOLUTION BACKGROUND STATEMENT

APPROVAL OF AMENDMENT #2 FOR ANNUAL ARCHITECTURAL CONTRACT WITH SHERMAN-CARTER-BARNHART ARCHITECTS

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I. STATEMENT OF FACTS:

In 2022, the Louisville Metro Housing Authority (LMHA) submitted a grant application to the Louisville Affordable Housing Trust Fund for the development of the Senior Living Building at the former Iroquois Homes site. Under the Annual Architectural Contract, Sherman Carter Barnhart Architects developed conceptual plans and provided associated architectural documents, mapping and renderings for the new building, which were included in the funding application.

On October 3, 2022, LMHA received notification that the funding application was approved; and on January 2023, LMHA secured a price from Sherman Carter Barnhart Architects in the amount of \$1,008,000.00, under the existing Annual Architectural Contract, to develop the construction documents, provide construction oversight, and other associated services for the development of the Iroquois Senior Living Building.

The breakdown for the current annual contract (third renewal) is summarized below:

<u>CONTRACT YEAR</u>	<u>AMOUNT</u>	<u>PURPOSE</u>
<u>2022 – 3rd Renewal</u>	NTE \$500,000	Capital & misc. projects
Amendment #1	FEE \$88,000	Baxter Community Center
Amendment #2	FEE \$1,008,000	Iroquois Senior Building

Incorporating the design and construction administration of the Iroquois Senior Building into the Annual Architectural Contract will expeditiously address the needs of the community and accommodate timely completion of the project.

The current renewal (third) of the Annual Architectural Contract with Sherman Carter Barnhart now requires a second amendment in the amount of \$1,008,000 to be used exclusively for the development of the Iroquois Senior Building. The first amendment in the amount of \$88,000, was presented to the Board of Commissioners during the February 21, 2023 Board Meeting. If approved, the new contract amount of the Annual Architectural Contract with Sherman Carter Barnhart will be in the amount of \$1,596,000.

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I. STATEMENT OF FACTS (cont'd):

Staff has been pleased with the performance of SCB in their work through the Annual Contract for LMHA as well as their work on the Beecher Terrace campus with MBS. SCB is very familiar with the requirements and intricacies of the Iroquois Homes site and surrounding Hazelwood neighborhood. Staff reviewed the fee proposal from SCB and found it to be acceptable, and the LMHA Procurement Committee (Aaron Dean, Kathleen O'Neil and Norma Ward) has sanctioned this amendment.

Funding for the architectural services associated with the Senior Living Building at Iroquois Homes will be provided from MTW/ Section 8 Reserves and American Rescue Plans (ARP) funds received from Louisville Metro Government.

II. ALTERNATIVES:

- A. Approve the second amendment to the third term of the Annual Architectural Contract with SCB to be used exclusively for the development of the Senior Building at Iroquois Homes.
- 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 stringent grant timelines.
- SCB is qualified to perform the needed services as demonstrated by their experience and based upon previous projects performed for LMHA and MBS.

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IV. JUSTIFICATION (cont'd):

- 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 Iroquois Senior Building into the Annual Architectural Contract will expeditiously address the needs of the community and accommodate timely completion of the project.
- Should Amendments #1 and #2 be approved, the new contract amount for the third term of the Annual Architectural Contract with SCB will be \$1,596,000.

V. BUDGET APPROVAL:

Funding for the architectural services portion of the Iroquois Senior Building project is provided from MTW/ Section 8 Reserves and American Rescue Plans (ARP) funds received through the Affordable Housing Trust Fund from Louisville Metro Government.

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

Date

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