

RESOLUTION NO. _____

**APPROVAL TO EXTEND THE ANNUAL ARCHITECTURAL SERVICES CONTRACT
WITH SHERMAN-CARTER-BARNHART ARCHITECTS, PLLC**

Item No. 5K

WHEREAS, funds have been received from the U.S. Department of Housing and Urban Development under the Capital Fund Program for architectural services, when necessary, in the course of agency operation; and

WHEREAS, on May 1, 2019, LMHA staff, in accordance with LMHA procurement procedures, awarded a contract to Sherman-Carter-Barnhart Architects, PLLC to provide the requisite services for an initial period of one year; and

WHEREAS, the contract awarded to Sherman-Carter-Barnhart Architects, PLLC included an option provision whereby LMHA may renew the contract for up to four additional years.

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 exercise the fourth and final option to renew the annual architectural services contract with Sherman-Carter-Barnhart Architects, PLLC one additional year with an annual fee not to exceed \$500,000.

RESOLUTION BACKGROUND STATEMENT

APPROVAL TO EXTEND THE ANNUAL ARCHITECTURAL SERVICES CONTRACT WITH SHERMAN-CARTER-BARNHART ARCHITECTS, PLLC

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I. STATEMENT OF FACTS:

The Louisville Metro Housing Authority periodically requires architectural services in the course of agency operations. On May 1, 2019, LMHA awarded the annual architectural services contract to Sherman-Carter-Barnhart Architects, PLLC (SCB). The contract, based on an annual fee not to exceed \$500,000, included an option allowing LMHA to renew the contract for four additional one-year terms.

In 2022, a resolution to execute the third-year renewal was approved by the Board of Commissioners in the amount of \$500,000. In March, 2023, this renewal was amended for an additional \$88,000 to be used exclusively for the Baxter Community Center (BCC) project, to accommodate changes in the 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.

The contract was amended a second time in March 2023 for an additional \$1,008,000.00 to be used exclusively to develop construction documents, provide construction oversight and other associated services for the development of the Iroquois Senior Living Building, which is also a multi-year project. The final contract amount for Year 2022 was \$1,596,000.00.

The proposed Resolution for the contract renewal with Sherman-Carter-Barnhart Architects, PLLC will extend the contract for the fourth and final year in the amount of \$500,000 which is comparable to prior annual contract renewal amounts.

Examples of the Capital Fund projects that Sherman-Carter-Barnhart Architects, PLLC has completed, or is currently working on, within the Authority's Five-Year Capital Plan include the 1131 S. 6th Street Renovations, Dosker Manor Fire Alarm System Upgrades, Avenue Plaza Generator Replacement, Will E. Seay Exterior and HVAC Upgrades, Lourdes Hall Renovations and Maintenance Shop Addition. Additional FY 2023 projects are also currently being planned from the Five-Year Capital Program.

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I. STATEMENT OF FACTS (cont.):

Staff has been pleased with the performance of Sherman-Carter-Barnhart Architects, PLLC, and upon completion of the Contract Renewal Evaluation Form, the firm has obtained an "Above Average" rating from the Staff. This firm is committed to LMHA's MBE/ FBE and DBE Program and has partnered with 3 MBE and 3 FBE firms.

The current contract will expire on April 30, 2022. In that regard, extending the contract at this time will allow continuity of work associated with various Capital Funded projects already underway, and it will allow for the development of other new projects that are included within the Authority's Five-Year Capital Program.

The amounts expended from the SCB contract in the past are as follows:

<u>Year</u>	<u>Amount Spent</u>
2019 (Original Contract)	\$250,486.39
2020 (1 st Renewal Option as amended)	\$495,367.63
2021 (2 nd Renewal Option as amended)	\$999,615.70
2022 (3 rd Renewal Option as amended)	\$515,111.30 (to date)

II. ALTERNATIVES:

- A. Extend the Sherman-Carter-Barnhart Architects, PLLC contract one additional year by exercising the fourth-year contract renewal option.
- B. Do not extend the contract with Sherman-Carter-Barnhart Architects, PLLC.

III. RECOMMENDATION:

Staff recommends Alternative "A."

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IV. JUSTIFICATION:

- Sherman-Carter-Barnhart, PLLC is qualified to perform the needed services as consistently demonstrated by their current, and prior, project accomplishments for LMHA.
- The annual architectural service contract with Sherman-Carter-Barnhart Architects, PLLC will provide a knowledgeable and diverse team of consultants immediately available to perform emergency work or act on a consulting basis as projects develop in the course of agency operations. This firm is committed to LMHA's MBE/ FBE and DBE Program and has partnered with 3 MBE and 3 FBE firms.
- The hourly fees initially proposed by Sherman-Carter-Barnhart, PLLC, which were then found to be reasonable and acceptable, will not change from the initial year. The Project Architect/ Project Manager hourly fee is up to \$180; the Registered Architect II hourly fee is up to \$95; the Architect Graduate hourly fee is up to \$100; and the Clerical hourly fee is \$85.
- Staff completed the Contract Renewal Evaluation Form. This firm received an overall rating of *Above Average* (Above Average/ Average/Below Average) from Staff.

V. BUDGET APPROVAL:

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

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

Prepared and Submitted by: Norma Ward, Director
Capital Improvements Department
April 18, 2023