

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

**AWARD OF CONSTRUCTION CONTRACT FOR  
CENTRAL MAINTENANCE ROOF REPLACEMENT**

Item No. **5B**

WHEREAS, funds have been received from the U.S. Department of Housing and Urban Development under the Capital Fund Program for Central Maintenance Roof Replacement; and

WHEREAS, annual contract architects, 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 June 7 and 28, 2023, and The Louisville Defender, on June 8 and 29, 2023, and on July 18, 2023, two bids were received and tabulated for the contractor to perform the work; and

WHEREAS, staff reviewed the bids received and determined that the bid submitted by American Roofing & Metal Co. in the amount of \$373,700 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, Lisa Osanka, is hereby authorized to enter into a Construction Contract with American Roofing & Metal Co. in the amount of \$373,700 for the roof replacement at Central Maintenance.

## RESOLUTION BACKGROUND STATEMENT

### AWARD OF CONSTRUCTION CONTRACT FOR CENTRAL MAINTENANCE ROOF REPLACEMENT

#### Item No. 5B

#### 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 Central Maintenance Roof Replacement.

The large warehouse-type metal structure is the headquarters for the skilled maintenance employees and their respective supervisors' offices, along with their needed supplies, tools, and equipment. It also houses the LMHA's vehicle and grounds equipment staff mechanics and repair bays, including a parts storage area. Included in this project is the one-story office addition attached at one corner of this main building which houses maintenance supervisors' offices and the employee restroom facilities. The roofing systems and associated flashings, trim, and waterproofing components on both areas have aged beyond their capacity to function as designed, with over a dozen and a half unrepairable leaking areas. Further delay in replacement of these roofing components will lead to costly structural damage, and an unhealthy and unsafe workspace for the LMHA employees that use the space daily.

The project was advertised on June 7, 2023, on the LMHA's website, The Housing Agency Marketplace and in The Courier Journal; and on June 8, 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 2918 companies that we can confirm received an "invitation for bids", and it includes 1255 MBE, 597 WBE and 376 Section 3 firms from the tri-state area (Kentucky, Indiana and Ohio). The breakdown is as follows:

MBE / African American Business Enterprise	961	(33%)
MBE / Asian Indian American Business Enterprise	26	(1%)
MBE / Asian Pacific American Business Enterprise	33	(1%)
MBE / Hassidic Jew American Business Enterprise	2	(0%)
MBE / Hispanic American Business Enterprise	194	(7%)
MBE / Native American Business Enterprise	39	(1%)
None (not Woman or Minority owned)	1441	(49%)
Woman Owned Business Enterprise	597	(20%)
Section 3 Business	376	(13%)

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

From the 2918 companies listed above, a total of 42 companies downloaded and reviewed the Plans and Specifications for the “Central Maintenance Roof Replacement”:

MBE / African American Business Enterprise	8 (19%)
MBE / Asian Indian American Business Enterprise	2 (5%)
MBE / Asian Pacific American Business Enterprise	4 (4%)
MBE / Hispanic American Business Enterprise	4 (10%)
None / (not Woman or Minority owned)	24 (57%)
Woman Owned Business Enterprise	7 (17%)
Section 3 Business	5 (12%)

On July 18, 2023, LMHA received two bids for this project as follows:

<b><u>CONTRACTOR</u></b>	<b><u>AMOUNT</u></b>
American Roofing & Metal Co.	\$373,700.00
Daleos Construction	\$464,000.00

Staff reviewed the two bids and found that American Roofing & Metal Co. was the lowest responsible and responsive bid.

American Roofing & Metal Co. has worked on previous projects for LMHA as a general contractor and has done exceptional work for the Housing Authority. On this project they are bidding as the General Contractor for the job, with no subcontractors involved. Therefore, the MWDBE goals do not apply.

**II. ALTERNATIVES**

- A. Approve award of the Contract to American Roofing & Metal Co. in the amount of \$373,700
- B. Do not award the contract at this time

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#### III. RECOMMENDATION:

Staff recommends Alternative "A."

#### IV. JUSTIFICATION:

- Replacing the roofing and other exterior building components is critical for keeping the buildings sealed from the elements. If left unrepaired, water and moisture will damage the buildings' structure and interior finishes, which will be very costly to repair.
- The new building materials being installed are more durable than the materials currently installed. This will help reduce the maintenance and upkeep costs on this site and provide longevity in the life of the building.
- The new roof systems will add value to the property, as well as protect the employees and materials as the building is designed to do, and promote a positive and safe environment.
- American Roofing & Metal Co. is a 100+ year old company and is a well-established and much respected contractor in the Louisville and Kentuckiana area. They will be performing 100% of the work, using their own workforce, with an average of 38% of their employees being members of a racial minority.
- The bid received from American Roofing & Metal Co. was slightly (6%) above the Architectural and Engineering Estimate of \$352,491.00 and is within an acceptable range.

#### V. BUDGET APPROVAL

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

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Jeffrey Ralph, Director of Finance

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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.

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Steven Webb, Purchasing Agent

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Date

Prepared by: Jay Hendrick, Program Manager  
Capital Improvements Department

Submitted by: Norma Ward, Director  
Capital Improvements Department  
August 15, 2023