

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

**AWARD OF CONSTRUCTION CONTRACT FOR  
H. TEMPLE SPEARS ROOF REPLACEMENT**

**Item No. 5H**

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

WHEREAS, 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 August 16, 2023, and The Louisville Defender, on August 17, 2023, and on September 12, 2023, three 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 Greenforce Restoration LLC. in the amount of \$180,000.00 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 \$180,000.00 for the roof replacement at H. Temple Spears.

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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 H. Temple Spears Roof Replacement.

The roof on the annex, which is a two-story structure, contains 24 apartments, a laundry room, elevator, and a kitchen for an employee breakroom. The Thermoplastic-Polyolefin (TPO) roofing membrane that protects the building, along with the gutter system, and multiple vent stacks was heavily damaged in the windstorm we had in early Spring this year.

The project was advertised on August 16, 2023, on the LMHA's Website, The Housing Agency Marketplace and in The Courier Journal; and on August 17, 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 1661 companies that we can confirm received an "invitation for bids", and it includes 742 MBE, 347 WBE and 144 Section 3 firms from the tri-state area (Kentucky, Indiana and Ohio). The breakdown is as follows:

MBE / African American Business Enterprise	570	(34%)
MBE / Asian Indian American Business Enterprise	11	(1%)
MBE / Asian Pacific American Business Enterprise	16	(1%)
MBE / Hassidic Jew American Business Enterprise	2	(0%)
MBE / Hispanic American Business Enterprise	116	(7%)
MBE / Native American Business Enterprise	27	(1%)
None (not Woman or Minority owned)	802	(47%)
Woman Owned Business Enterprise	347	(20%)
Section 3 Business	144	(9%)

From the 1661 companies listed above, a total of 34 companies downloaded and reviewed the Plans and Specifications for the "H. Temple Spears Roof Replacement":

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

MBE / African American Business Enterprise	7 (21%)
MBE / Asian Indian American Business Enterprise	2 (6%)
MBE / Asian Pacific American Business Enterprise	1 (3%)
MBE / Hispanic American Business Enterprise	3 (9%)
None / (not Woman or Minority owned)	19 (56%)
Woman Owned Business Enterprise	4 (12%)
Section 3 Business	5 (15%)

On September 12, 2023, LMHA received three bids for this project as follows:

<b><u>CONTRACTOR</u></b>	<b><u>AMOUNT</u></b>
Greenforce Restoration LLC	\$180,000.00
Isaacs Roofing & Sheet Metal	\$267,350.00
American Roofing and Metal Co.	\$350,729.00

The bid submitted by Greenforce Restoration LLC in the amount of \$180,000.00 was reviewed by staff and it was determined to be the lowest responsible and responsive bid.

**II. ALTERNATIVES:**

A. Approve award of the Contract to Greenforce Restoration LLC. in the amount of \$180,000.00.

B. Do not approve award of the contract at this time.

**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.

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

- Greenforce Restoration LLC. has not worked on previous projects for LMHA as a General Contractor, although they have done exceptional work for the housing authority as a partner with another company.
- Greenforce Restoration LLC is a local company and is a well-established and respected contractor in the Louisville and Kentuckiana area. They will be performing 100% of the work, using their own workforce, with an average of 80% of their employees being members of a racial minority.
- The bid received from Greenforce Restoration LLC was within the range of the Architectural and Engineering Estimate of \$180,000.00.

**V. BUDGET APPROVAL:**

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

\_\_\_\_\_  
Jeffrey Ralph, Director of Finance

\_\_\_\_\_  
Date

**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 by: Jay Hendrick, Program Manager  
Capital Improvements Department  
Submitted by: Norma Ward, Director  
Capital Improvements Department  
September 19, 2023