



HOUSTON
HOUSING AUTHORITY

Transforming Lives & Communities

RESOLUTION NO. 3441

At the meeting of the Houston Housing Authority Board of Commissioners, **May 17, 2022**, the following resolution was moved by **Kris Thomas** and seconded by **Kristy Kirkendoll**:

Resolution: That the Houston Housing Authority Board of Commissioners authorizes the President & CEO or designee to negotiate, execute, and make necessary changes and corrections to a contract with RTC Restoration & Glass, Inc. to repair exterior walls at Bellerive Senior Living Apartments in an amount not to exceed \$394,232.48 pursuant to the memorandum from Jay Mason, Interim Director of REID dated May 3, 2022, to David A. Northern, Sr., President & CEO.

A true and accurate copy of the vote is listed below, and a true and correct copy of the Resolution that was approved is attached hereto.

Name	Aye	No	Abstain	Name	Aye	No	Abstain
L. Snowden, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	G. Hernandez*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
K. Kirkendoll, Vice Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. Cooksey	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
K. Thomas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	S. Ballard	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
M. Miller	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				

***Absent:** **G. Hernandez**

DocuSigned by:

David A. Northern, Sr.

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(SEAL)



David A. Northern, Sr., Secretary
HHA Board of Commissioners



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REQUEST FOR BOARD AGENDA ITEM

1. Brief Description of Proposed Item

Consideration and/or take action to authorize the President & CEO or designee to execute a contract with RTC Restoration & Glass, Inc. to repair exterior walls at Bellerive Senior Living Apartments.

2. Date of Board Meeting: May 17, 2022

3. Proposed Board Resolution:

Resolution: That the Houston Housing Authority Board of Commissioners authorizes the President & CEO or designee to negotiate, execute, and make necessary changes and corrections to a contract with RTC Restoration & Glass, Inc. to repair exterior walls at Bellerive Senior Living Apartments in an amount not to exceed \$394,232.48 pursuant to the memorandum from Jay Mason, Interim Director of REID dated May 3, 2022, to David A. Northern, Sr., President & CEO.

4. Department Head Approval

Signature

DocuSigned by:
Jay Mason
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Date: 5/11/2022

5. Statement regarding availability of funds by VP of Fiscal Operations

Funds Budgeted and Available Yes No Source Capital Funds Grant

VP of FO Approval

Signature

DocuSigned by:
Mike Rogers
3FC67AD4710742D...

Date: 5/11/2022

6. Approval of President & CEO:

5/11/2022

DocuSigned by:
David A. Northern Sr.
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Date: _____



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MEMORANDUM

TO: DAVID A. NORTHERN, SR., PRESIDENT & CEO
FROM: JAY MASON, INTERIM DIRECTOR OF REID
SUBJECT: CONSIDERATION AND/OR TO TAKE ACTION TO AUTHORIZE THE PRESIDENT & CEO OR DESIGNEE TO EXECUTE A CONTRACT WITH RTC RESTORATION & GLASS, INC. TO REPAIR EXTERIOR WALLS AT BELLERIVE SENIOR LIVING APARTMENTS
DATE: MAY 3, 2022

This memorandum recommends that the Houston Housing Authority Board of Commissioners authorizes the President & CEO to take all necessary actions to negotiate, execute and make necessary changes and corrections to a contract with RTC Restoration & Glass, Inc. to repair exterior walls at Bellerive Senior Living Apartments in an amount not to exceed \$394,232.48.

BACKGROUND:

Water intrusion issues have been reported at the Bellerive Senior Living Apartments. Upon further investigation, it was determined that water was entering the building through exterior walls, primarily through windows and cracks in the exterior facade. The scope of work for repairs includes the following;

- Replacement of missing/deteriorated sealant at joints between adjacent brick veneer; perimeter of fifty-six (56) windows and seven (7) doors; and at all pipe penetrations
- Repair cracks in brick veneer and replace cracked/damaged brick units
- Installation of weeps at the base of the entire building at 1'-6" on center

The repair of exterior walls is a necessary capital improvement project covered by HUD's Capital Funds Program (CFP). The Scope of Work (SOW) and Independent Cost Estimate (ICE) was developed by the REID Department in conjunction with our Building Envelope Consultant, Price Consulting, Inc.

The original ICE for this project was between \$415,000.00 and \$545,000.00, so the lowest responsible bid is within budget.

EVALUATION PROCESS:

In February and March of 2022, a legal notice was posted in IFB 22-10 Exterior Repairs of Bellerive Senior Living Apartments ("IFB 22-10") in the Houston Chronicle and Forward Times Newspapers, and in the Houston Business Journal.

In addition to posting "IFB 22-10" on its website, HHA's Procurement Department sent e-mails advertising this solicitation to potential Firms on its Bidder's List; to the City of Houston Office of Business Opportunity ("OBO"); and to the Houston Minority Supplier Development Council ("HMSDC").

Interested parties were also able to access "IFB 22-10" by going to the websites of the City of Houston Office of Business Opportunity ("OBO"); the Greater Houston Black Chamber of Commerce ("GHBC"); the Houston Minority Supplier Development Council ("HMSDC"); the Houston Chapter of the National Association of Minority Contractors ("NAMC"); and to the Houston Office of the United States Small Business Administration ("SBA").

Interested parties were invited to attend a non-mandatory "virtual" pre-bid conference to ask questions about "IFB 22-10" and were allowed to attend multiple site visits and ask follow-up questions.

On April 20, 2022, HHA's Procurement Department opened the following sealed bids in response to "IFB 22-10":

Rank	Firm/Company	M/WBE	Bid Price
1	RTC Restoration & Glass, Inc.	N/A	\$394,232.48
2	Restoration Services, Inc.	N/A	\$421,846.00
3	Texas Ligua Tech Services, Inc.	HUB/WBE	\$493,961.53
4	L.S. Decker, Inc.	N/A	\$650,000.00
5	Structural Concrete Systems, LLC.	D/S/WBE	\$794,602.00

RTC Restoration & Glass, Inc. is not a Small Business and plans to self-perform all work.

RTC Restoration & Glass, Inc. will hire Section 3 participants to fill employment opportunities listed in the solicitation (waterproofers and caulker positions).

References have been checked and returned positive. There are no conflicts of interest, and RTC Restoration & Glass, Inc. is not on the HUD Debarment List.

RECOMMENDATION

Accordingly, I recommend that the Board considers this resolution, which states:

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