



RESOLUTION NO. 3693

At the meeting of the Houston Housing Authority Board of Commissioners, **July 19, 2023**, the following resolution was moved by **Kristy Kirkendoll** and seconded by **Stephanie Ballard**:

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 Credence Construction, LLC. to replace the roof and repair exterior walls at Lincoln Park Apartment in an amount not to exceed \$1,275,200 pursuant to the memorandum from Jay Mason, Director of REID dated June 3, 2023 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"/>	M. Miller*	<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"/>

**Absent: M. Miller*

(SEAL)



DocuSigned by:
David A. Northern, Sr.
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David A. Northern, Sr., Secretary
HHA Board of Commissioners

**HOUSTON**
HOUSING AUTHORITY

Transforming Lives & Communities

REQUEST FOR BOARD AGENDA ITEM**1. Brief Description of Proposed Item**

Consideration and/or action to authorize the President & CEO or designee to execute a contract with Credence Construction, LLC. to replace the roof and repair exterior walls at Lincoln Park Apartment.

2. Date of Board Meeting: July 19, 2023**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 Credence Construction, LLC. to replace the roof and repair exterior walls at Lincoln Park Apartment in an amount not to exceed \$1,275,200 pursuant to the memorandum from Jay Mason, Director of REID dated June 3, 2023 to David A. Northern, Sr., President & CEO.

4. Department Head Approval

Signature

DocuSigned by:
Jay Mason
FB1ADD8791F24F3

Date: 7/13/2023**5. Statement regarding availability of funds by VP of Fiscal Operations**Funds Budgeted and Available ☐ Yes ☐ No Source _____**VP of FO Approval**

Signature

DocuSigned by:
Mike Rogers
3FC87AD4710742D

Date: 7/13/2023**6. Approval of President & CEO**

Signature

DocuSigned by:
David A. Northern, Sr.
9E0B1D8C1AF04AA

Date: 7/13/2023



HOUSTON
HOUSING AUTHORITY

Transforming Lives & Communities

MEMORANDUM

TO: DAVID A. NORTHERN, SR., PRESIDENT & CEO
FROM: JAY MASON, DIRECTOR OF REID
SUBJECT: CONSIDERATION AND/OR TO ACTION TO AUTHORIZE THE PRESIDENT & CEO OR DESIGNEE TO EXECUTE A CONTRACT WITH CREDENCE CONSTRUCTION, LLC. TO REPLACE THE ROOF AND REPAIR EXTERIOR WALLS AT LINCOLN PARK APARTMENT
DATE: JUNE 3, 2023

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 Credence Construction, LLC. to replace the roof and repair exterior walls at Lincoln Park Apartment in an amount not to exceed \$1,275,200.

BACKGROUND:

In developing the Five (5) Year CFP Plan, the Houston Housing Authority (HHA) completed an exterior condition assessment of the Lincoln Park Apartments (September 2022). Upon investigation, it was determined that the roof was past its useful life and the exterior walls (comprising of siding and masonry) needed repairs. The scope of work for repairs includes the following;

- Replacement of roof, gutters, and downspouts.
- Repair/replacement of damaged siding and wood trim.
- Replacement of damaged brick.
- Replacement of missing/deteriorated sealant.

The specified repairs are a necessary capital improvements project, covered by HUD's Capital Funds Program (CFP). The Scope of Work (SOW) and Independent Cost Estimate (ICE) were developed by the REID Department in conjunction with our Building Envelope Consultant, Price Consulting, Inc.

The original ICE for this project was between \$2,600,000 and \$3,200,000, so the lowest responsible bid is 51% below the estimated budget.

EVALUATION PROCESS:

In April of 2023, a legal notice advertising IFB 23-13 Roof and Exterior Wall Renovations at Lincoln Park Apartments ("IFB 23-13") was posted in the Houston Chronicle and Forward Times Newspapers, and in the Houston Business Journal.

In addition to posting "IFB 23-13" 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 23-13" by going to the websites of the City of Houston Office of Business Opportunity ("OBO"); the Greater Houston Black Chamber of Commerce ("GHBCC");

Resolution No. 3693

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 pre-bid conference either in-person or virtually with an opportunity for those attending to walk the site with HHA personnel. Additional site visits were held upon request.

On June 2, 2023, HHA's Procurement Department opened the following sealed bids in response to "IFB 23-13":

Rank	Firm/Company	M/WBE	M/WBE Participation	Bid Price
1	Credence Construction, LLC.	MBE	Yes	\$1,275,200.00
2	Omega Builders Group	N/A	TBD	\$1,894,230.00
3	PuroClean	N/A	No	\$1,923,325.01
4	RTC Restoration & Glass	N/A	No	\$2,799,924.00
5	TADCO	MBE	No	\$3,108,024.21
6	J.R. Roofing	N/A	Yes	\$3,964,569.84
7	United Restoration & Preservation	N/A	No	\$6,525,000.00
8	One Force Restoration / SERVPRO	N/A	TBD	\$7,864,579.79

HHA has previously utilized Credence Construction, LLC. to furnish and install gutters/downspouts at Kelly Village Apartments in the amount of \$167,501.00, via Resolution 3393 (August, 2022).

Agency goal is to have all contracts utilizing sub-contractors to spend at least 30% of the project funds with M/WBE businesses. Credence Construction, LLC. has stated they will subcontract \$135,000 to Ruiz Construction, LLC (MBE), \$170,000 to Britto Gutters, LLC (MBE), and \$200,000 to All Roofing, LLC (M/WBE, HUB).

Additionally, Credence Construction, LLC. will hire Section 3 participants to fill employment opportunities (roofers) and offer paid, on-the-job, training.

There are no conflicts of interest and Credence Construction, LLC. is not on the HUD Debarment List.

RECOMMENDATION

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

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