



RESOLUTION NO. 3701

At the meeting of the Houston Housing Authority Board of Commissioners **August 15, 2023**, the following resolution was moved by **Kris Thomas** 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 Geofill Construction to replace the roof and repair exterior walls at Kennedy Place Apartments in an amount not to exceed \$1,545,840 pursuant to the memorandum from Jay Mason, Director of REID dated August 1, 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 Geofill Construction to replace the roof and repair exterior walls at Kennedy Place Apartments.

2. Date of Board Meeting: August 15, 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 Geofill Construction to replace the roof and repair exterior walls at Kennedy Place Apartments in an amount not to exceed \$1,545,840 pursuant to the memorandum from Jay Mason, Director of REID dated August 1, 2023, to David A. Northern, Sr., President & CEO.

4. Department Head Approval

Signature

DocuSigned by:

Jay Mason

FB1ADD8781F24F3

Date: 8/10/2023

5. Statement regarding availability of funds by VP of Fiscal OperationsFunds Budgeted and Available ☐ Yes ☐ No Source _____**VP of FO Approval**

Signature

DocuSigned by:

Mike Rogers

3EC87AD476743D

Date: 8/10/2023

6. Approval of President & CEO

Signature

DocuSigned by:

David A. Northern, Sr.

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Date: 8/10/2023



HOUSTON
HOUSING AUTHORITY

Transforming Lives & Communities

MEMORANDUM

TO: DAVID A. NORTHERN, SR., PRESIDENT & CEO
FROM: JAY MASON, DIRECTOR OF REID
SUBJECT: CONSIDERATION AND/OR TAKE ACTION TO AUTHORIZE THE PRESIDENT & CEO OR DESIGNEE TO EXECUTE A CONTRACT WITH GEOFILL CONSTRUCTION TO REPLACE THE ROOF AND REPAIR EXTERIOR WALLS AT KENNEDY PLACE APARTMENTS.
DATE: AUGUST 1, 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 Geofill Construction to replace the roof and repair exterior walls at Kennedy Place Apartment in an amount not to exceed \$1,545,840.

BACKGROUND:

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

- Replacement of roof, gutters, and downspouts.
- Repair/replacement of stucco coating.
- Replacement of damaged brick.
- Replacement of missing/deteriorated sealant.
- Replacement of damaged garage doors.

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 \$1,500,000 and \$1,800,000, so the lowest responsible bid is within the estimated budget.

EVALUATION PROCESS:

In May of 2023, a legal notice advertising IFB 23-22 Roof and Exterior Wall Renovations at Kennedy Place Apartments ("IFB 23-22") was posted in the Houston Chronicle and Forward Times Newspapers, and in the Houston Business Journal.

In addition to posting "IFB 23-22" 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 23-22" by going to the websites of the City of Houston Office of Business Opportunity ("OBO"); the Greater Houston Black Chamber of Commerce ("GHBCC"); 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 8, 2023, HHA's Procurement Department opened the following sealed bids in response to "IFB 23-22":

Rank	Firm/Company	M/WBE	M/WBE Participation	Bid Price
1	PuroClean – West Houston	N/A	No	*\$761,434.46
2	Geofill Construction	N/A	Yes	\$1,545,840.00
3	Crystal Roofing, LLC.	MBE	Yes	\$1,628,000.00
4	RTC Restoration & Glass, Inc.	N/A	No	\$2,206,594.00
5	Guaranteed Builders, Inc.	N/A	No	\$2,295,895.00
6	United Restoration & Preservation, Inc.	N/A	No	\$4,140,337.50
7	J.R. Jones Roofing, Inc.	N/A	Yes	\$4,171,752.00
8	TADCO, LLC.	MBE	No	\$4,199,408.33

References have been checked & returned positive. There are no conflicts of interest and Geofill Construction is not on the HUD Debarment List.

Agency goal is to have all contracts utilizing sub-contractors to spend at least 30% of the project funds with M/WBE businesses. Geofill Construction has stated they will subcontract \$389,000 (25% of total contract amount) to Mighty Dog Roofing (WBE).

Additionally, Geofill Construction will hire Section 3 participants to fill employment opportunities (laborers) and offer paid, on the job, training.

*The PuroClean – West Houston bid was deemed non-responsive because their sealed bid did not include the required Bid Bond. HHA's Procurement Policy requires a Bid Bond to be submitted for construction contracts exceeding \$100,000, and per Section 9 of HUD Form 5369 (which was included in "IFB 23-22"), a bid shall be rejected if it does not contain a bid guarantee.

RECOMMENDATION

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

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 Geofill Construction to replace the roof and repair exterior walls at Kennedy Place Apartments in an amount not to exceed \$1,545,840 pursuant to the memorandum from Jay Mason, Director of REID dated August 1, 2023, to David A. Northern, Sr., President & CEO.