



**RESOLUTION NO. 3742**

At the meeting of the Houston Housing Authority Board of Commissioners, **January 23, 2024**, the following resolution was moved by **Kris Thomas** and seconded by **Andrea Cooksey**:

**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 Ables Construction for roof replacement and various repairs at Oxford Place Apartments in an amount not to exceed \$1,955,000.25 pursuant to the memorandum from Jay Mason, Director of REID dated January 17, 2024, 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 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: K.Kirkendoll and 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 &amp; Communities

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

Consideration and/or take action to authorize the President & CEO or designee to negotiate, execute and make necessary changes and corrections to a contract with Ables Construction for roof replacement and various repairs at Oxford Place Apartments.

**2. Date of Board Meeting:** January 23, 2024**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 Ables Construction for roof replacement and various repairs at Oxford Place Apartments in an amount not to exceed \$1,955,000.25 pursuant to the memorandum from Jay Mason, Director of REID dated January 17, 2024, to David A. Northern, Sr., President & CEO.

**4. Department Head Approval**

DocuSigned by:  
Signature Jay Mason Date: 1/19/2024  
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**5. Statement regarding availability of funds by VP of Fiscal Operations**

Funds Budgeted and Available ☐ Yes ☐ No Source \_\_\_\_\_

**VP of FO Approval**

DocuSigned by:  
Signature Mike Rogers Date: 1/19/2024  
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**6. Approval of President & CEO**

DocuSigned by:  
Signature David A. Northern, Sr. Date: 1/19/2024  
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**HOUSTON**  
HOUSING AUTHORITY

Transforming Lives & Communities

**MEMORANDUM**

**TO:** DAVID A. NORTHERN, SR., PRESIDENT & CEO  
**THRU:** JAY MASON, DIRECTOR OF REID  
**FROM:** HOANGHAI PHAM, SENIOR CONSTRUCTION COORDINATOR  
**SUBJECT:** CONSIDERATION AND/OR TAKE ACTION TO AUTHORIZE THE PRESIDENT & CEO OR DESIGNEE TO NEGOTIATE, EXECUTE AND MAKE NECESSARY CHANGES AND CORRECTIONS TO A CONTRACT WITH ABLES CONSTRUCTION FOR ROOF REPLACEMENT AND VARIOUS REPAIRS AT OXFORD PLACE APARTMENTS.  
**DATE:** JANUARY 17, 2024

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This memorandum recommends that the Houston Housing Authority Board of Commissioners authorize the President & CEO to take all necessary actions to negotiate, execute, and make necessary changes and corrections to a contract with Ables Construction for roof replacement and various repairs at Oxford Place Apartment in an amount not to exceed \$1,9550,00.25.

**BACKGROUND:**

In developing the Five (5) Year CFP Plan, the Houston Housing Authority (HHA) completed an exterior condition assessment of the Oxford Place Apartments (May 2023) that resulted in the following upgrades/rehabilitation scope of work:

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- Roof Replacement – Includes all Roof Singles;
- Replacement of Damaged Facia, Roof Gutters and Downspouts;
- Repair Sidewalks as noted to confirm with Accessibility Standards;
- Restore Exterior Wall Finishes, including Front Porch Wrap;
- Replace Wall/ Window Trim
- Repair/replace damaged windows and screens.
- Remove abandoned equipment and junction boxes on exterior walls.
- Install sheet metal splash pans where downspouts discharge onto lower roofs.
- Install splash blocks at downspouts.

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 \$2,255,000, so the lowest responsible bid is \$1,955,000.25 and below the estimated budget.

**ADVERTISEMENT**

In November of 2023, a legal notice advertising IFB 23-52 Roof Replacement and Various Repairs at Oxford Place Apartments ("IFB 23-52") was posted in the Houston Chronicle and Forward Times Newspapers, and in the Houston Business Journal.

In addition to posting "IFB 23-52" 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 23-52" 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.

**EVALUATION PROCESS**

On December 13, 2023, HHA's Procurement Department opened the following sealed bids in response to "IFB 23-52":

Rank	Firm/Company	M/WBE	M/WBE Participation	Bid Price
1	IHOME, LLC.	MBE	No	\$1,379,797.66
2	Vincent's Roofing, Inc.	N/A	No	\$1,400,000.00
3	Omega Builder Group LP	N/A	No	\$1,749,309.60
4	Ables Construction	N/A	No	\$1,955,000.25
5	Construction Masonry, Inc.	MBE	No	\$2,150,719.00
6	GeoFill Construction	N/A	Yes	\$2,400,000.00
7	SoneForce Restoration HTX LLC	N/A	No	\$2,485,612.40
8	Guaranteed Builders	N/A	TBD	\$3,165,022.00
9	Tadco Roofing	N/A	No	\$4,548,084.34

I-Homes LLC was considered "Non-Responsive" for failure to provide the required Bid Bond, per the solicitation documents, with their submission and was not further evaluated.

Vincent's Roofing Inc. was considered Non-Responsive for failing to provide the required financial information for analysis to determine the bidder's financial capability to carry out the project. Documentation was required to be provided with the bid per the posted solicitation and was not further evaluated.

Omega Builder Group, LP was considered Not Responsible by REID during the evaluation process as the total amount bid exceeded 20% of the agency's Independent Cost Estimate (ICE).

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Agency goal is to have all contracts utilizing sub-contractors to spend at least 30% of the project funds with M/WBE businesses. Ables Construction has not identified or stated that they will be subcontracting any part of the project.

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

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

**RECOMMENDATION**

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

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