



HOUSTON
HOUSING AUTHORITY

Transforming Lives & Communities

RESOLUTION NO. 3762

At the meeting of the Houston Housing Authority Board of Commissioners, **March 19, 2023**, the following resolution was moved by **Jody Proler** and seconded by **Alton Smith**:

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 Construction Masonry, INC for Exterior Walls and Roof Repairs at Fulton Place Apartments in an amount not to exceed \$810,152.32 pursuant to the memorandum from Jay Mason, Director of REID dated March 5, 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
J. Proler, Chairman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	K. Kirkendoll	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A. Smith, Vice President	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	S. Ballard	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C. Aceves-Lewis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	K. Li	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

(SEAL)



David A. Northern, Sr.

David A. Northern, Sr. (Mar 20, 2024 17:25 CDT)

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 Construction Masonry, INC for Exterior Walls and Roof Repairs at Fulton Village Apartments.

2. Date of Board Meeting: March 19, 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 Construction Masonry, INC for Exterior Walls and Roof Repairs at Fulton Place Apartments in an amount not to exceed \$810,152.32 pursuant to the memorandum from Jay Mason, Director of REID dated March 5, 2024 to David A. Northern, Sr., President & CEO.

4. Department Head Approval Signature *Jay Mason* Date: 03/15/2024
Jay Mason (Mar 15, 2024 11:16 CDT)

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

Funds Budgeted and Available Yes No Source _____

VP of FO Approval Signature *Michael D. Rogers* Date: 03/14/2024
Michael D. Rogers (Mar 14, 2024 18:56 CDT)

6. Approval of President & CEO

Signature *David A. Northern, Sr.* Date: 03/14/2024
David A. Northern, Sr. (Mar 14, 2024 18:48 CDT)



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MEMORANDUM

TO: DAVID A. NORTHERN, SR., PRESIDENT & CEO
THRU: JAY MASON, DIRECTOR OF REID
FROM: TAMON WILLIAMS, MANAGER OF CONSTRUCTION SERVICES
SUBJECT: CONSIDERATION AND/OR TAKE ACTION TO AUTHORIZE THE PRESIDENT & CEO OR DESIGNEE TO EXECUTE A CONTRACT WITH CONSTRUCTION MASONRY, INC FOR EXTERIOR WALLS AND ROOF REPAIRS AT FULTON VILLAGE APARTMENTS
DATE: MARCH 5, 2024

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 Construction Masonry, INC for Exterior Walls and Roof Repairs at Fulton Village Apartments in an amount not to exceed \$810,152.32.

BACKGROUND:

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

- Replace aluminum-framed windows
- Replace damaged garage door panels
- Clean and paint
- Replace damaged entry door
- Install/replace sealants
- Repair/replace damaged siding and trim
- Replace broken glass above doors
- Repair undermined patio slab
- Replace damaged/missing asphalt shingles
- Repair/replace damaged gutters and downspouts
- Repair/replace lead flashings at plumbing vent pipes
- Install sheet metal diverters and kick-out flashings
- Cut back trees and clean debris from roof

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 \$975,000.00; so, the lowest responsible bid is \$810,152.32 and below the estimated budget.

ADVERTISEMENT

In December of 2023, a legal notice advertising IFB 23-53 Window Replacement and Various Repairs at Fulton Village ("IFB 23-53") was posted in the Houston Chronicle and Forward Times Newspapers, and in the Houston Business Journal.

In addition to posting "IFB 23-53" 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 23-53" 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 January 30, 2023, HHA's Procurement Department opened the following sealed bids in response to "IFB 23-53":

Rank	Firm/Company	M/WBE	M/WBE Participation	Bid Price
1	Key HTX	MBE		\$377,097.96
2	Construction Masonry	MBE	Yes	\$810,152.32
3	Crowned Eagle Construction	N/A	Yes	\$1,187,218.00
4	Omega Builders Group	N/A	Yes	\$1,703,000.00
5	DSW Home, LLC	N/A	Yes	\$2,468,106.00
6	TAD Co. Roofing	MBE	N/A	\$2,496,445.15

Key HTX was considered "Non-Responsive" for failure to provide the required Price Sheet, included in the original solicitation as Exhibit C, with their submission and was not further evaluated.

Agency goal is to have all contracts utilizing sub-contractors to spend at least 30% of the project funds with M/WBE businesses. Construction Masonry is subcontracting an undetermined amount of the contract to an MBE.

Additionally, Construction Masonry will hire Section 3 participants to fill employment opportunities (laborers).

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

RECOMMENDATION

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

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