

RESOLUTION NO. _____

AWARD OF CONSTRUCTION CONTRACT - PPG (PORTER PAINT) DEMOLITION
430 SOUTH 13th STREET

Item No. 5h

WHEREAS, Program Income funds are available for PPG (Porter Paint) Demolition; and

WHEREAS, demolition documents for this project were developed by the project architect in conjunction with LMHA staff; and

WHEREAS, the project was advertised for bids in *The Courier-Journal*, *The Louisville Defender*, and in the *Housing Agency Marketplace* and on March 10, 2020 bids were received and tabulated for the contractor to perform the work; and

WHEREAS, the term of the construction contract will be for 274 calendar days; and

WHEREAS, staff reviewed the eight bids received and determined that the bid submitted by Cardinal Demolition in the amount of \$970,900.00 is the most responsive and responsible bid received and recommends award of the contract to them.

NOW, THEREFORE, BE IT RESOLVED BY THE LOUISVILLE METRO HOUSING AUTHORITY BOARD OF COMMISSIONERS, that the Executive Director and Contracting Officer, Lisa Osanka, is hereby authorized to enter into a contract with Cardinal Demolition in the amount of \$970,900.00 for PPG (Porter Paint) Demolition.

RESOLUTION BACKGROUND STATEMENT

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I. STATEMENT OF FACTS:

The former PPG (Porter Paint) plant is located at 400 South 13th Street. This location is west of and adjacent to the Beecher Terrace campus. LMHA purchased the facility in 2018. The plan is to develop the site in conjunction with the Choice Neighborhoods Program that is being implemented in the Russell Neighborhood. Design discussions have begun to implement redevelopment of the site. However, before redevelopment can occur the PPG (Porter Paint) complex must be demolished. Funds are available from Program Income to implement demolition.

The project architect, in conjunction with LMHA staff, prepared contract documents for PPG (Porter Paint) Demolition. The bids were opened on March 10, 2020 and are as follows:

<u>CONTRACTOR</u>	<u>AMOUNT</u>
Complete Demolition Services	\$ 460,000.00
Cardinal Demolition	\$ 970,900.00
AST	\$ 989,100.00
O'Rourke Wrecking Company	\$1,371,000.00
Renascent, Inc.	\$1,389,000.00
Martin Construction Company	\$1,505,000.00
Green Demolition Contractors	\$1,748,862.00
Environmental Abatement	\$1,890,000.00

The bid submitted by Cardinal Demolition in the amount of \$970,900.00 was determined to be the most responsible and responsive bid. The low bidder, Complete Demolition Services, was rejected, after review by staff and the LMHA attorney, as being unresponsive.

The MBE participation goal is 25%, the FBE goal is 10% and the DBE goal is 0.5%. Cardinal Demolition proposed MBE participation is 42% and FBE participation is 11%. They did not have DBE participation, and, after review, the DBE goal was waived. Consequently, the Procurement Committee recommends award of the contract to Cardinal Demolition in the amount of \$970,900.00.

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II. ALTERNATIVES:

- A. Approve award of the contract for PPG (Porter Paint) Demolition to Cardinal Demolition in the amount of \$970,900.00.
- B. Do not approve award of the contract at this time.

III. RECOMMENDATION:

Staff recommends Alternative "A".

IV. JUSTIFICATION:

- PPG (Porter Paint) Demolition is west of and adjacent to the Beecher Terrace Campus and is an integral element of the Beecher Redevelopment and the larger holistic Russell Choice Neighborhoods Program.
- Demolition of PPG (Porter Paint) Demolition must occur prior to implementation of Russell Choice Neighborhoods enhancements to the site.

V. BUDGET APPROVAL:

Funding for this project is provided from Program Income.

Angela Larsson, Director of Finance

Date

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VI. PROCUREMENT CERTIFICATION:

The procurement of this contract is in compliance with the Louisville Metro Housing Authority's procurement policies and procedures.

Steve Webb, Purchasing Agent

Date

Prepared and Submitted by: Bernard Pincus, Director
Choice Construction Implementation Department
April 21, 2020