

**HOUSING AUTHORITY OF NEW ORLEANS
BOARD OF COMMISSIONERS
REGULAR MEETING
OCTOBER 28, 2014**

RESOLUTION NO. 2014-33

WHEREAS, the Housing Authority of New Orleans (HANO) owns and operates the Guste High Rise building which consists of 385 elderly units; and

WHEREAS, the management agent for HANO at Guste High Rise advised HANO that the cooling tower that provides the air conditioning for the building was not operating properly; and

WHEREAS, HANO has confirmed that the existing cooling tower has reached the end of its useful life and that a new, more energy efficient unit is needed and therefore sought to replace the cooling tower at the Guste High Rise; and

WHEREAS, the Finance Department has certified there is sufficient funding to provide for the cooling tower replacement at Guste High Rise; and

WHEREAS, HANO issued Invitation for Bids (IFB) Number 14-912-45, to procure a contractor to replace the cooling tower at the Guste High Rise; and

WHEREAS, responses to the Invitation for Bids (IFB) Number 14-912-45 were received on Tuesday, October 14, 2014, from four (4) contractors; and

WHEREAS, the lowest, responsive, responsible bid was received from Gootee Construction, Inc.; and

WHEREAS, Gootee Construction, Inc. submitted evidence of their commitment to comply with HANO's requirements relative to subcontracting opportunities for DBE/WBE and Section 3 Businesses, and will work with HANO's Section 3 Coordinator to identify training opportunities for Section 3 residents; and

WHEREAS, HANO has successfully completed due diligence verification on Gootee Construction, Inc., and determined they are responsible; and


WHEREAS, it is recommended that approval be given to award a contract to Gootee Construction, Inc. in an amount not to exceed Two Hundred Sixty Thousand Dollars (\$260,000.00), to replace the cooling tower at Guste High Rise.

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THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Housing Authority of New Orleans hereby authorizes the award of a contract to Gootee Construction, Inc., in an amount not to exceed Two Hundred Sixty Thousand Dollars (\$260,000.00) to replace the cooling tower at Guste High Rise, pursuant to Invitation for Bids Number 14-912-45.

Executed this 28th day of October, 2014

APPROVAL:



DWAYNE G. BERNAL
CHAIRMAN, BOARD OF COMMISSIONERS



October 28, 2014

MEMORANDUM

**To: Dwayne G. Bernal
Chairman, Board of Commissioners**

**Through: Gregg Fortner
Executive Director**

**From: Jennifer Adams
Acting Director, Development and Modernization**

Re: Award of Contract – Guste High Rise Cooling Tower Replacement

The Guste High Rise is a 385-unit HANO owned building constructed in 1965 and bounded by Clio, S. Liberty, Thalia, and Simon Bolivar Streets in Central City. The building is designated for elderly tenants and 100% of the units are public housing. In the first quarter of 2014, the property manager, Guste Homes Resident Management Corporation, reported that the cooling tower that services the air conditioning needs of the High Rise was not working properly. HANO engaged Scairono Martinez Architects to assess the condition of the cooling tower. They confirmed that the cooling tower, which is approximately 14 years old, was reaching the end of its useful life. They also advised that the lead time for ordering this equipment was approximately 4 months and that the optimal time for replacing this key piece of cooling equipment was December or January. Scairono developed a set of plans and specifications for the replacement of the cooling tower with better quality equipment that has an expected useful life of 20 to 30 years.

HANO's Invitation for Bids #14-912-45 was first advertised on Friday, September 19, 2014 and bids were opened on October 14, 2014. HANO received four (4) bids that ranged from \$260,000.00 to \$336,000.00. The project budget is \$500,000.00. It is recommended that a contract for this work be executed as soon as possible so that the equipment can be ordered and installed in the cooler winter months.

CERTIFICATIONS

Finance

The Chief Financial Officer has certified that the funds are available to complete the project from Capital Funds.

Procurement

The Procurement Manager has certified that this procurement was conducted in accordance with all applicable Federal and State regulations and laws, and in accordance with HANO's procurement policy. The results of the due diligence indicate that the bidder is responsible. Gootee Construction, Inc. submitted the lowest, responsive and responsible bid. The procurement memo is in your packet.

DBE/WBE/Section 3

The Section 3 / MWBE Program Coordinator has reviewed Gootee Construction, Inc. Section 3 Employment, Training and Contracting Plans and finds them in accordance with HANO's Employment, Training and Contracting Policy.

HANO requests that the Board of Commissioners authorize the Executive Director to execute a contract with Gootee Construction Inc. for the replacement of the cooling tower at the Guste High Rise in an amount not to exceed Two Hundred Sixty Thousand Dollars (\$260,000.00) pursuant to Invitation for Bids Number 14-912-45.