

**HOUSING AUTHORITY OF NEW ORLEANS
BOARD OF COMMISSIONERS
REGULAR MEETING
DECEMBER 16, 2014**

RESOLUTION NO. 2014-36

WHEREAS, the Housing Authority of New Orleans (HANO) seeks to demolish 21 of the remaining buildings at the BW Cooper Phase 2 site roughly bounded by Earhart Blvd, Erato St., S. Miro Extension, and S. Prieur Extension as part of the BW Cooper redevelopment; and

WHEREAS, the Finance Department has certified there is sufficient funding to provide for the demolition of the buildings at the BW Cooper Phase 2 site; and

WHEREAS, HANO issued Invitation for Bids (IFB) Number 14-912-38 to procure a contractor to demolish 21 buildings at the BW Cooper Phase 2 site, which was published in the Times-Picayune on Wednesday, August 27, 2014, Friday, September 5, 2014, and Wednesday, September 10, 2014; and

WHEREAS, responses to the IFB for the demolition of the site were received on Monday, October 20, 2014 from six (6) contractors; and

WHEREAS, the lowest, responsive, responsible bid was received from Southern Site Development, LLC; and

WHEREAS, Southern Site Development, LLC 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 Southern Site Development, LLC, and determined they are responsible; and

WHEREAS, it is recommended that approval be given to award a contract to Southern Site Development, LLC in the amount of One Million Five Hundred Ninety Thousand Dollars (\$1,590,000.00), pursuant to Invitation for Bids Number 14-912-38.

THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Housing Authority of New Orleans hereby authorizes the award of a contract to Southern Site Development, LLC in the amount of One Million Five Hundred Ninety Thousand Dollars (\$1,590,000.00) for the demolition of the BW Cooper Phase 2 site, pursuant to Invitation for Bids Number 14-912-38.

Executed this 16th day of December, 2014

APPROVAL:



**DWAYNE G. BERNAL
CHAIRMAN, BOARD OF COMMISSIONERS**



December 16, 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 – BW Cooper Phase 2 Demolition

The BW Cooper conventional public housing development originally consisted of 1,550 public housing units constructed between 1942 and 1954. At the time Hurricane Katrina hit the city 963 units were occupied, and all of the buildings sustained severe damage. The Housing Authority of New Orleans (HANO) developed a plan post-Katrina for the redevelopment of the site. The City of New Orleans' approval to demolish was received in December 2006. Demolition approval was received from the United States Department of Housing and Urban Development (HUD) Special Applications Center on September 21, 2007. While Phase 1 of the site was under redevelopment, HANO repaired the units in 21 buildings on the Phase 2 site to provide temporary housing for former residents. Phase 1 of the redevelopment is complete, and no residents currently occupy the Phase 2 site bounded by Earhart Blvd, Erato St., S. Miro Extension, and S. Prieur Extension totaling approximately 16 acres. The demolition of the remaining buildings (with the exception of 2 residential buildings and 1 administrative building which are required to remain in accordance with a Memorandum of Understanding with the State Historic Preservation Office) is one of the conditions for repayment of HANO's bridge loan with the developer and a requirement of the Phase 1 Low Income Housing Tax Credit (LIHTC) investor to access tax credit equity for redevelopment.

In 2013, HANO awarded a contract for the demolition of these remaining buildings. Work was underway when it was determined that the scope of asbestos abatement was much greater than contemplated in the bid. The contract was terminated in January 2014, and HANO engaged an environmental consultant to review all previous environmental reports, provide additional testing in order to address data gaps, and prepare/update asbestos, lead, and other hazardous materials specifications.

It was determined that it would be inefficient to perform soil testing on site until the plans for the Phase 2 redevelopment are defined. For this reason, the scope of work will consist of the demolition of the buildings to the slabs. The first floor concrete slabs will remain intact; however the regulated asbestos containing floor tile and mastic will be removed from the slabs. All concrete sidewalks and driveways will remain. All underground utilities will remain as not to disturb the soil. The scope includes all work required to provide environmental abatement and disposal of asbestos containing materials in full compliance with all regulatory requirements.

Invitation for Bids #14-912-38 was first advertised on Wednesday, August 27, 2014 and bids were opened on October 20, 2014. HANO received six (6) bids that ranged from \$1,590,000.00 to \$2,491,000.00. The project budget range was \$2,200,000.00 - \$2,500,000.00.

CERTIFICATIONS

Finance

The Chief Financial Officer has certified that the funds are available to complete the project from Replacement Housing Factor Funds (RHF). This project is part of the original activities cleared by HUD under a Part 50 process for the entire redevelopment in 2008.

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. Southern Site Development, LLC 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 the Section 3 Employment, Training and Contracting Plans submitted by Southern Site Development, LLC and finds them in accordance with HANO's Employment, Training and Contracting Policy. The plans are in your packet.

HANO requests that the Board of Commissioners authorize the Executive Director to execute a contract with Southern Site Development, LLC for the demolition of BW Cooper Phase 2 in an amount not to exceed One Million Five Hundred Ninety Thousand Dollars (\$1,590,000.00) pursuant to Invitation for Bids Number 14-912-38.