

**HOUSING AUTHORITY OF NEW ORLEANS
BOARD OF COMMISSIONERS
REGULAR MEETING
FEBRUARY 27, 2018**

RESOLUTION NO. 2018-02

WHEREAS, the Housing Authority of New Orleans (HANO) seeks to demolish the 21 remaining slabs and foundations at the BW Cooper Phase 2 site roughly bounded by Earhart Blvd, Erato St., S. Miro Extension, and S. Prieur Extension (Property) to fulfill its requirement in the BW Cooper Phase 1 partnership agreement; and

WHEREAS, three (3) of buildings on Property must remain in order to meet State Historic Preservation Office requirements; and

WHEREAS, HANO seeks to conduct soil remediation at the Property as outlined in the Corrective Action Plan (CAP) approved by the Louisiana Department of Environmental Quality (LDEQ) in July 2017; and

WHEREAS, the Finance Department has certified there is sufficient funding to provide for the demolition of the building slabs and foundations and soil remediation at the Property; and

WHEREAS, HANO issued Invitation for Bids (IFB) #18-912-06, to procure a contractor to demolish the 21 remaining building slabs and foundations and conduct the soil remediation as required by LDEQ at the Property, on Friday, November 17, 2017; and

WHEREAS, responses to the Invitation for Bids (IFB) #18-912-06 for the demolition of slabs and foundations, and soil remediation at the Property were received on Thursday, January 4, 2018, from five (5) contractors; and

WHEREAS, the lowest, responsive, responsible bid was received from Durr Heavy Construction, LLC; and

WHEREAS, Durr Heavy Construction, 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 Durr Heavy Construction, LLC, and determined they are responsible; and


WHEREAS, it is recommended to demolish 21 building slabs and foundations and conduct soil remediation at the Property, and that approval be given to award a contract to Durr Heavy Construction, LLC in the amount of Two Million Two Hundred Eleven Thousand Six Hundred Eighteen Dollars and Ten Cents (\$2,211,618.10), pursuant to Invitation for Bids #18-912-06.

Resolution No. 2018-02
February 27, 2018
Page 2

THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Housing Authority of New Orleans hereby authorizes the award of a contract to Durr Heavy Construction, LLC in the amount of Two Million Two Hundred Eleven Thousand Six Hundred Eighteen Dollars and Ten Cents (\$2,211,618.10) for the demolition of 21 building slabs and foundation and soil remediation at the BW Cooper Phase 2 site, pursuant to Invitation for Bids #18-912-06.

Executed this 27th day of February, 2018

APPROVAL:


~~ALICE RIENER~~ *Andressneecia M. Monus*
vice- **PRESIDENT, BOARD OF COMMISSIONERS**



February 27, 2018

MEMORANDUM

To: Board of Commissioners
President Alice Riener, Vice President Andreanecia M. Morris,
Commissioner Toni Hackett Antrum, Commissioner Donna Johnigan,
Commissioner Debra Joseph, Commissioner Vonda Rice and
Commissioner Cantrese Wilson

Through Gregg Fortner
Executive Director

From: Jennifer Adams
Director, Development and Modernization

Re: Award of Contract –
IFB #18-912-06 – B.W. Cooper Phase II Preparation of Foundation, Demolition
and Soil Remediation

BW Cooper Phase 1 was demolished in several stages between 2004 and 2009. The construction of 410 mixed-finance housing units was completed in 2014. 303 units of 1940's public housing stock remained on the BW Cooper Phase 2 portion of the property roughly bounded by S. Tonti, Erato Street, S. Roman, and Earhart Blvd and intersected by S. Galvez Street. Twenty-one (21) residential buildings and three (3) ancillary buildings were demolished in 2015. Three (3) of the buildings on the site must remain in order to meet State Historic Preservation Office requirements. Currently, the slabs and foundations of the 21 residential buildings also remain. The demolition of the slabs is a requirement of the Phase 1 Low Income Housing Tax Credit (LIHTC) partnership agreement to access the remaining tax credit equity for the redevelopment.

Further, lead impacted soils and polycyclic aromatic hydrocarbons were identified on site during environmental investigations spanning 2006-2011. In order to quantify the extent of required remediation, a site assessment was performed under Louisiana Department of Environmental Quality's (LDEQ) standards in March 2016. Subsequently, a Risk Evaluation/ Corrective Action Program (RECAP) was submitted to LDEQ in May 2016 and approved March 2017. Finally, a Corrective Action Plan (CAP) was submitted to LDEQ in May 2017 and approved July 2017. The extent of remediation is now quantified and approved for implementation by LDEQ. The soil remediation will be completed as the slabs are demolished.

In accordance with all applicable Federal and State regulations and laws, and in accordance with HANO's procurement policy Invitation for Bids # 18-912-06 was first advertised for bid on Friday, November 17, 2017 and bids were opened on January 4, 2018. HANO received five (5) bids that ranged from \$ 2,211,618.10 to \$ 3,434,900. The project budget was \$4,752,000.00. It is critical that a contract for this work be executed as soon as possible so that the demolition of the BW Cooper site is not delayed any longer.

CERTIFICATIONS

Finance

The Chief Financial Officer has certified that the funds are available to complete the project from HANO 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. Durr Heavy Construction, 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 Durr Heavy Construction 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 authorizes the award of the contract to Durr Heavy Construction, LLC for the B.W. Cooper Phase 2 Preparation of Foundation, Demolition and Soil Remediation in an amount not to exceed Two Million Two Hundred Eleven Thousand Six Hundred Eighteen Dollars and Ten Cents (\$2,211,618.10) pursuant to IFB #18-912-06.