

**HOUSING AUTHORITY OF NEW ORLEANS  
BOARD OF COMMISSIONERS  
REGULAR MEETING  
OCTOBER 29, 2019**

**RESOLUTION NO. 2019-23**

**WHEREAS**, the Housing Authority of New Orleans (HANO) owns and operates Guste I Housing Community through its affiliated subsidiary, Crescent Affordable Housing Corporation (CAHC) consisting of 82 low-income housing tax credit units—67 of which are public housing and 15 of which are project based vouchers; and

**WHEREAS**, HANO has confirmed that the existing Heating, Ventilation, and Air Conditioning (HVAC) condensers have reached the end of their useful life and that replacement units should be sought to service the community; and

**WHEREAS**, the Finance Department has certified there is sufficient funding to provide for the HVAC condenser replacement at Guste I Housing Community; and

**WHEREAS**, HANO issued Invitation for Bids (IFB) #19-912-28 to procure a contractor to furnish and install HVAC equipment at Guste I Housing Community; and

**WHEREAS**, HANO received two (2) responses to the Invitation for Bids (IFB) #19-912-28 on October 3, 2019; and

**WHEREAS**, the lowest, responsive, responsible bid was received from Rock Enterprises Construction, LLC; and

**WHEREAS**, Rock Enterprises 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 hiring opportunities for Section 3 individuals; and

**WHEREAS**, HANO has successfully completed due diligence verification Rock Enterprises Construction, LLC and determined they are responsible; and


**WHEREAS**, it is recommended that approval be given to award a contract to Rock Enterprises Construction, LLC in an amount not to exceed Three Hundred Ninety Three Thousand Eight Hundred Seventy Two Dollars and Ninety Cents (\$393,872.90) pursuant to Invitation for Bids #19-912-28 to furnish and install HVAC equipment at Guste I Housing Community.

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**THEREFORE, BE IT RESOLVED**, that the Board of Commissioners of the Housing Authority of New Orleans hereby approves the award of a contract and authorizes the Executive Director to execute a contract with Rock Enterprises Construction, LLC to furnish and install HVAC equipment at Guste I Housing Community in an amount not to exceed Three Hundred Ninety Three Thousand Eight Hundred Seventy Two Dollars and Ninety Cents (\$393,872.90) pursuant to Invitation for Bids #19-912-28.

**Executed this 29<sup>th</sup> day of October, 2019.**

**APPROVAL:**



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**CASIUS PEALER**  
**PRESIDENT, BOARD OF COMMISSIONERS**



**October 29, 2019**

**MEMORANDUM**

**To: Board of Commissioners  
President Casius Pealer, Vice President Lisha Wheeler,  
Commissioner Isabel Barrios, Commissioner Toni Hackett Antrum,  
Commissioner Sharon Jasper, Commissioner Carol Johnson,  
Commissioner Debra Joseph, Commissioner Kim Piper and  
Commissioner Bill Rouselle**

**Through: Evette Hester  
Executive Director**

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

**Re: Award of Contract - IFB #19-912-28 Furnish and Install HVAC Equipment at  
Guste I Housing Community**

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The Guste I Housing Community is a mixed-finance community owned by HANO through its affiliated subsidiary, Crescent Affordable Housing Corporation (CAHC) and bounded by MLK Jr Boulevard, S. Robertson, S. Liberty, and Thalia Streets in Central City. The project was placed in service in 2007. The community consists of 82 low-income housing tax credit units—67 of which are public housing and 15 of which are project based vouchers. After 12 years of operation, the Heating, Ventilation, and Air Conditioning (HVAC) units are reaching the end of their useful life. After HANO conducted an energy audit, it was also recommended that the size of the units be increased to the next size up. HANO prepared a bid package for replacement of the HVAC exterior condensers and interior evaporator coils.

HANO's Invitation for Bids #19-912-28 was first advertised for bid on September 6, 2019 and bids were opened on October 3, 2019. HANO received two (2) bids that ranged from \$393,872.90 to \$830,000. The project budget was \$425,006. The contract duration is 120 days.

**CERTIFICATIONS**

**Finance**

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

**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. Rock Enterprises 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 Rock Enterprises Construction, LLC's Employment, Training and Contracting Plans and finds them in accordance with HANO's Employment, Training and Contracting Policy. The plans and memo are in your packet.

HANO requests that the Board of Commissioners approve the award of a contract and authorize the Executive Director to execute a contract with Rock Enterprises Construction, LLC to furnish and install HVAC equipment at the Guste I Housing Community in an amount not to exceed Three Hundred Ninety Three Thousand Eight Hundred Seventy Two Dollars and Ninety Cents (\$393,872.90) pursuant to Invitation for Bids #19-912-28.