

**HOUSING AUTHORITY OF NEW ORLEANS
BOARD OF COMMISSIONERS
REGULAR MEETING
FEBRUARY 23, 2021**

RESOLUTION NO. 2021-07

WHEREAS, the Housing Authority of New Orleans ("HANO") owns the Guste Housing Community, which consists of low-income housing units, including but not limited to a four story multi-family building designated as the M-Building; and

WHEREAS, the HANO Development and Modernization Department has confirmed that the Guste M-Building has water intrusion issues that should be remediated and repaired, and the HANO Finance Department has certified there is sufficient funding to provide for the remediation and repairs of the water intrusion issues at the Guste M-Building; and

WHEREAS, HANO issued Invitation for Bids ("IFB") #21-912-08 to procure a contractor to perform the remediation and repairs of the water intrusion issues at the Guste M-Building; and

WHEREAS, HANO received two responses to IFB #21-912-08 on January 19, 2021; and

WHEREAS, the lowest, responsible bid was received from Industrial & Mechanical Contractors, Inc. and is in the amount of Five Hundred Twenty Three Thousand, Fifty Five Hundred Dollars and Zero Cents (\$523,550.00); and

WHEREAS, both HANO and its consultant, ECM Consultants, Inc., have reviewed the bid of Industrial & Mechanical Contractors, Inc. and both recommend that a contract to perform the remediation and repairs of the water intrusion issues at the Guste M-Building be awarded to Industrial & Mechanical Contractors, Inc.; and

WHEREAS, Industrial & Mechanical Contractors, Inc. submitted evidence of its' commitment to comply with HANO's requirements relative to subcontracting opportunities for DBE/IWBE and Section 3 Businesses and hiring opportunities for Section 3 individuals; and

WHEREAS, HANO has completed a due diligence review of Industrial & Mechanical Contractors, Inc. that verified the qualifications of Industrial & Mechanical Contractors, Inc.; and

THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Housing Authority of New Orleans hereby approves the award of a contract to perform the remediation and repairs of the water intrusion issues at the Guste M-Building to Industrial & Mechanical Contractors, Inc. in an amount not to exceed Five Hundred Twenty-Three Thousand, Fifty Five Hundred Dollars and Zero Cents (\$523,550.00), and authorizes the Executive Director of HANO, Evette Hester, to execute any and all necessary contract documents.

Executed this 23rd day of February, 2021.

APPROVAL:



**DEBRA JOSEPH
PRESIDENT, BOARD OF COMMISSIONERS**



February 23, 2021

MEMORANDUM

To: Board of Commissioners
President Debra Joseph, Vice President Isabel Barrios,
Commissioner Avery Foret, Commissioner Monika McKay,
Commissioner Sharon Jasper, Commissioner Carol Johnson,
Commissioner Hyma Moore, Commissioner Kim Piper and
Commissioner Bill Rouselle

Through: Evette Hester
Executive Director

From: Gionne Jourdan
Director, Development and Modernization

Re: Award of Contract- IFB #21-912-08 Water Intrusion Corrective Work at
Guste III "M Building" Housing Community

The Guste III M-Building is part of the Housing Authority of New Orleans' ("HANO") Guste Housing Development and was a part of HANO's redevelopment of the Guste site. The M-Building is a four-story, multi-family building bounded by Clio, S. Liberty, and Simon Bolivar Streets.

The original contractor for the M-Building, Parkcrest Builders, LLC, was hired to construct the M-Building in 2013, but in 2015 was terminated for failure to perform the work in an appropriate and timely fashion. The termination of the original contractor is currently being litigated in the case titled Parkcrest Builders, LLC v. The Housing Authority of New Orleans, No. 15-150, E.D. La.

After the termination of the original contractor, a completion contractor, Gibbs Construction Company, completed the M-Building in January, 2018. Since completion, there have been several occurrences of water infiltration into the M-Building.

In 2020, HANO engaged Gurtler Brothers Consultants, Inc. to assess and inspect the M-Building exterior and interior, including occupied units and common space, to determine the extent of the water intrusion and damage within the building. Gurtler Brothers Consultants, Inc. found that water intrusion issues at the M-Building include remediation and repairs to the roof and to the exterior of the building, and inside specified units where water intrusion has occurred.

HANO also engaged ECM Consultants, Inc. on 2020 to prepare Bid/Construction Documents to remediate and repair the water intrusion issues that were documented. The work of Gurtler Brothers Consultants, Inc. and ECM Consultants, Inc. resulted in HANO's Invitation for Bid #21-912-08 that was issued on December 11, 2020 and that sought contractors to remediate and repair the water intrusion issues at the M-Building. The project budget for the remediation and repair of the water intrusion issues at the M-Building was estimated by HANO and ECM Consultants, Inc. to be \$557,276.00.

Responses to Invitation for Bid #21-912-08 bids due on January 19, 2021. Two bids were received on or before the due date. The two bids ranged from \$523,550.00 to \$888,755.00. The lowest responsible bid was \$523,550.00. The lowest responsible bid was submitted by Industrial & Mechanical Contractors, Inc. Both HANO and ECM Consultants, Inc., have reviewed the bids and recommended that a contract to remediate and repair the water intrusion issues at the M-Building be awarded the contract to Industrial & Mechanical Contractors, Inc.

HANO requests that the Board of Commissioners approve the award of a contract to Industrial & Mechanical Contractors, Inc. and authorize the Executive Director of HANO, Evette Hester, to execute all documents necessary for Industrial & Mechanical Contractors, Inc. to perform water intrusion remedial and repair work to the Guste M-Building an amount not to exceed Five Hundred Twenty Three Thousand, Five Hundred Fifty Dollars and Zero Cents (\$523,500.00) pursuant to Invitation for Bids #21-912-08.