

**HOUSING AUTHORITY OF NEW ORLEANS  
BOARD OF COMMISSIONERS  
REGULAR MEETING  
SEPTEMBER 28, 2021**

**RESOLUTION NO. 2021-19**

**WHEREAS**, the Housing Authority of New Orleans (HANO) owns and operates the Guste High Rise Housing Community consisting of 385 elderly units; and

**WHEREAS**, HANO procured ECM Consultants, Inc. to investigate the roof's surface and ECM confirmed that the roof does not slope properly; and

**WHEREAS**, the Finance Department certified that there is sufficient funding to provide for the corrective roof repairs work at the Guste High Rise housing community utilizing capital funds; and

**WHEREAS**, HANO issued Invitation for Bids (IFB) #21-912-24 received one (1) response to the Invitation for Bids (IFB) #21-912-24 for a contractor to perform the corrective roof repair work at Guste High Rise; and

**WHEREAS**, HANO received one bid in response to the IFB on June 8, 2021; and

**WHEREAS**, the one bid received was in the amount of One Million, Two Hundred Twenty-One Thousand, Four Hundred Eighty-Seven Dollars and Zero Cents (\$1,221,487.00) and was submitted by Ray Bros., Inc.;

**WHEREAS**, ECM Consultants, Inc., reviewed the one bid and recommended that HANO award the contract to Ray Bros., Inc.; who has proved to be responsive and responsible bidder; and

**WHEREAS**, Ray Bros., Inc. 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 of Ray Bros., Inc. and determined they are responsible; and

**WHEREAS**, it is recommended that approval be given to award a contract to Ray Bros., Inc. in an amount not to exceed One Million, Two Hundred Twenty-One Thousand, Four Hundred Eighty-Seven Dollars and Zero Cents (\$1,221,487.00) pursuant to Invitation for Bids #21-912-24 to provide the corrective roof repairs work at the Guste High Rise housing community.

**THEREFORE, BE IT RESOLVED**, that the Board of Commissioners of the Housing Authority of New Orleans hereby approves the award of a contract for corrective roof repairs work at the Guste High Rise housing community and authorizes the Executive Director, Evette Hester, to execute a contract with Ray Bros., Inc. to provide corrective roof work at the Guste High Rise Housing Community in an amount not to exceed One Million, Two Hundred Twenty-One Thousand, Four Hundred Eighty-Seven Dollars and Zero Cents (\$1,221,487.00) pursuant to Invitation for Bids #21-912-24.

Executed this 28th day of September, 2021.

**APPROVAL:**

  
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**DEBRA JOSEPH**  
**PRESIDENT, BOARD OF COMMISSIONERS**



September 28, 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 Kim Piper and Commissioner Bill Rouselle

**Through:** Evette Hester  
Executive Director

**From:** Gionne Jourdan  
Director, Development and Modernization

**Re:** Award of Contract- IFB #21-912-24 Corrective Roof Repairs Work at the  
Guste High Rise Community

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The Guste High Rise is 385-unit, housing community that was constructed in 1965 and is owned by HANO. It is located in Central City and is bounded by Clio, S. Liberty, Thalia, and Simon Bolivar Streets. The building is designated for elderly tenants and consists of 100% of public housing.

The Guste Homes Resident Management Corporation (GHRMC) reported that the Guste High Rise building received a citing from inspections performed by the Real Estate Assessment Center (REAC). The citing was due to excessive water ponding on a majority of the roofing surface creating a slippery surface and causing the expansion joints to leak. The leaks have affected residency because the ponding water eventually leaks into some of the individual units.

As a result, HANO engaged ECM Consultants, Inc. (ECM) to investigate these matters and to prepare Construction Bid Documents. ECM was also to provide a cost estimate to allow HANO to procure a contractor to make the necessary repairs to the building. ECM confirmed that the roof does not slope properly and that water sits on the roof until it evaporates. Evaporation may take several days or weeks, depending upon weather conditions. In addition, another factor that has contributed to the ponding water is the flashing expansion joints located around the building's perimeter. The cap flashing at these joints lap over the edge of the concrete deck, which pushes water onto the deck, creating a raised, dam-like effect around the perimeter of the core. This prevents the water from running-off onto the wings. After performing the review of the roof documenting these issues, ECM prepared the plans and specifications for performing the corrective roof repair work at the Guste High Rise building.

On May 7, 2021, HANO issued Invitation for Bids (IFB) #21-912-24 for a contractor to perform the corrective roof repair work at Guste High Rise. On June 8, 2021, HANO received and opened (1) one bid from Ray Bros., Inc. for \$1,221,487.00. The proposed project budget was \$952,358.00 – a difference of \$269,129. ECM Consultants, Inc., reviewed the bid and recommended that we award the contract to Ray Bros., Inc.

HANO requests that the Board of Commissioners approve the award of a contract and authorize the Executive Director, Evette Hester, to execute a contract with Ray Bros., Inc. to perform roof repair work to the Guste High Rise Housing Community in an amount not to exceed One Million, Two Hundred Twenty-One Thousand, Four Hundred Eighty-Seven Dollars and Zero Cents (\$1,221,487.00) pursuant to Invitation for Bids #21-912-24.