

MEMPHIS HOUSING AUTHORITY
700 ADAMS AVENUE
MEMPHIS, TN 38105

MEETING OF THE BOARD OF COMMISSIONERS

MINUTES OF MEETING

April 28, 2016

9:00 am

- I. The meeting of the Memphis Housing Authority Board of Commissioners was held April 28, 2016 at 9:15 am in the Board Room. The meeting was called to order by Commissioner Randolph.

Attendees:

Commissioners:

Mr. Ian Randolph
Dr. Elma H. Mardis
Ms. Janet Covington
Ms. Lisa Wheeler Jenkins
Dr. Laura Harris
Mr. Mickell Lowery
Mr. William Stemmler

MHA Staff:

Dorian Jenkins, Interim Executive Director	
Leslie Paige	Bobby Slaughter
Dale Jackson	William Webb
Luretha Phillips	Leon Shead
Cheiktha Dowers-Scott	Dale Jackson
Vickie Aldridge	Michael Swindle

Residents: Rosie Meridith, Albert Sanders
Media Presentation: Linda Moore, The Commercial Appeal
Special Guest(s): Colin Spady, Quadel Representative

II. AGENDA

The agenda was unanimously approved.

III. MINUTES

March 24, 2016 minutes were unanimously approved.

IV. RESOLUTION AND BOARD ACTION

- A. RESOLUTION NO. 4443 AWARDING A CONTRACT FOR CONSTRUCTION SERVICES FOR EXTERIOR REPAIRS AND RENOVATIONS AT JEFFERSON SQUARE, MEMPHIS, TN. SOLICITATION #: CI 15-B-00334 – **CAPITAL IMPROVMENTS DEPARTMENT**

**Mr. Swindle sought Board approval for
RESOLUTION NO. 4443**

**AWARDING A CONTRACT FOR CONSTRUCTION SERVICES FOR EXTERIOR
REPAIRS AND RENOVATIONS AT JEFFERSON SQUARE, MEMPHIS, TN.
SOLICITATION #: CI 15-B-00334**

WHEREAS, the Memphis Housing Authority (MHA) receives an annual grant for capital improvement from the U.S. Department of Housing and Urban Development (HUD) under its Capital Fund program; and

WHEREAS, the MHA must administer the grant and the capital improvements accomplished with the grant in accordance with its capital plan, all applicable federal, state and local regulations; and

WHEREAS, MHA has determined that Jefferson Square requires repairs and renovations to the exterior of the building for the safety of the tenants and the property; and

WHEREAS, the MHA has made a determination that the most effective method of obtaining the necessary construction services is to retain the services of a general contractor; and

WHEREAS, the MHA determined to solicit for bids from qualified contracting firms to provide demolition, repair and installation services within two hundred and thirty [230] days from Notice to Proceed; and

WHEREAS, pursuant to those determinations, the MHA prepared procurement documents, assigned the solicitation number (CI 15-B-00334) and advertised the solicitation in the following public outlets on the following dates:

- | | |
|--------------------------------|-------------------|
| 1. Daily News | February 23, 2016 |
| 2. MHA Website | February 23, 2016 |
| 3. City of Memphis Website | February 23, 2016 |
| 4. MORE Website | February 23, 2016 |
| 5. Builders Exchange | February 23, 2016 |
| 6. Mid-south Minority Business | February 23, 2016 |
| 7. Renaissance Center | February 23, 2016 |

WHEREAS, on March 29, 2016 the MHA, in response to those solicitations received five [5] bids from the firms of:

1. Structural Waterproofing and Restoration. of Memphis, TN. in the amount of \$1,294,000.00 (Base Bid)/ \$1,294,000.00 (Alternate Bid)
2. A & B Construction Co. of Memphis, TN. in the amount of \$1,481,247.00 (Base Bid)/ \$1,382,135.35 (Alternate Bid)
3. Ambassador Construction Co. of Memphis, TN. in the amount of \$1,647,000.00 (Base Bid)/ \$1,602,000.00 (Alternate Bid)
4. Patton and Taylor of Memphis, TN. in the amount of

\$1,757,000.00 (Base Bid)/ \$1,672,088.00 (Alternate Bid)

5. Wagner General of Memphis, TN. in the amount of \$1,932,000.00 (Base Bid)/ \$1,820,300.00 (Alternate Bid)

WHEREAS, the MHA conducted a review of the bids in strict accordance with the procedures prescribed in the procurement documents, and the firm of A & B Construction was determined to be the lowest responsive and responsible bidder for the aforementioned solicitation; and

WHEREAS, the bid amount of **one million, four hundred and eighty one thousand, two hundred forty seven dollars and zero cents [\$1,481,247.00]** submitted by A & B Construction is determined as fair and reasonable based on the MHA in-house cost estimate and adequate funds for these services are available from Capital Fund Program funds; and

WHEREAS, MHA reviewed the bid with the General Contractor per HUD Handbook 7460.8 Rev.1 Procurement Handbook for Public Housing Agencies and Indian Housing Authorities, to confirm the company's ability to perform at their bid price; and

NOW, THEREFORE, BE IT RESOLVED, the MHA Board of Commissioners approves and authorizes the execution of the contract with A & B Construction. of Memphis, TN to provide all construction work within two hundred thirty [230] days of Notice to Proceed in the amount of **one million, four hundred eighty one thousand, two hundred forty seven dollars and zero cents [\$1,481,247.00]**.

Commissioner Randolph call for a motion to approve Resolution No. 4443. A motion was made and seconded. Commissioner Randolph called for discussion:

Commissioner Lowery asked if residents will be displaced during the renovations.

Mr. Swindle stated that the renovations work is exterior repairs and shouldn't affect the residents.

Commissioner Randolph asked the cause of the detrition of the building. Mr. Swindle stated it could be a structural problem put we will have to start the renovations to determine.

There being no further discussion. Commissioner Randolph called for the vote. Resolution No. 4443 passed unanimously.

V. SPECIAL PRESENTATION(S):

- None

VI. DISCUSSION ITEMS:


- MHA will hold a public hearing on Thursday, May 12, 2016 at 4:00 pm. at the Dr. Martin Luther King, Jr Student Transition Academy, 620 S. Lauderdale. Purpose of the hearing is to seek input on and adoption of the plan for implementation of redevelopment activities within the South City area
- MHA will hold a special board meeting on May 12, 2016 at 620 S. Lauderdale to vote on a remediation design resolution for Foote Homes

VII. ANNOUNCEMENTS:


- The next regular Board of Commissioner meeting is May 26, 2016 at 9:00 am.

VIII. ADJOURNMENT

- Commissioner Randolph adjourned the meeting at 9:25 a.m.



Ian Randolph, Chairperson



Dorian Jenkins, Interim Executive Director