



**HOUSING AUTHORITY OF NEW ORLEANS
BOARD OF COMMISSIONERS
REGULAR MEETING**

JULY 27, 2021 at 4:00pm

VIA ZOOM

**MEETING ID: 861 5074 8927
PASSWORD: 183360**

Please note the certification of the Housing Authority of New Orleans (“HANO”) that is posted with this Agenda and which does certify that because of and pursuant to Executive Order and Emergency Proclamations Numbers 25 JBE 2020, 30 JBE 2020, 33 JBE 2020, 59 JBE 2020, 84 JBE 2020, 93 JBE 2021, 94 JBE 2021, 117 JBE 2021, and 118 JBE 2021 signed by Governor John Bel Edwards, HANO is unable to operate in accordance with the quorum requirement of La. R.S. 42:19 and therefore will conduct all or portions of this meeting by telephonic-conferencing and/or video-conferencing means without a physical quorum present. Procedures for appropriate participation by the public in this meeting are posted on HANO’s website.

**BOARD OF COMMISSIONERS
PRESIDENT
DEBRA JOSEPH**

**VICE PRESIDENT
ISABEL BARRIOS**

**COMMISSIONERS
AVERY FORET
SHARON JASPER
CAROL JOHNSON
MONIKA MCKAY
KIM PIPER
BILL ROUSELLE**

COMMITTEE APPOINTMENTS

DEVELOPMENT

**CHAIR
CAROL JOHNSON**

**COMMISSIONERS
AVERY FORET
MONIKA MCKAY
KIM PIPER**

***ASSET MANAGEMENT &
OPERATIONS***

**CHAIR
BILL ROUSELLE**

**COMMISSIONERS
ISABEL BARRIOS
SHARON JASPER**

FINANCE & AUDIT

**CHAIR
DEBRA JOSEPH**

**COMMISSIONER
ISABEL BARRIOS
CAROL JOHNSON**

PERSONNEL

**CHAIR
DEBRA JOSEPH**

**COMMISSIONERS
ISABEL BARRIOS
KIM PIPER
BILL ROUSELLE**

AGENDA

- I. STATEMENT BY GENERAL COUNSEL**
- II. CALL TO ORDER**
- III. ROLL CALL**
- IV. COMMENTS FROM THE PRESIDENT**
- V. APPROVAL OF THE AGENDA**
- VI. APPROVAL OF THE MINUTES**
 - Regular Meeting Held on June 29, 2021
- VII. EXECUTIVE DIRECTOR’S REPORT**
- VIII. COMMITTEE REPORT(S)**
 - Development Committee Report
- IX. NEW BUSINESS**

ITEMS FOR APPROVAL

AUTHORIZATON(S)

- **RESOLUTION NO. 2021-12 - Award of Contract-IFB #21-912-28-Phase 1-Corrective Flooring and Interior and Exterior Repairs to 19 Units at Fischer IV and IVA Housing Community**
- **RESOLUTION NO. 2021-13- Award of Contract-IFB #21-912-29-Phase 2-Corrective Flooring and Interior and Exterior Repairs to 23 Units at Fischer IV and IVA Housing Community**

- **RESOLUTION NO. 2021-14** - Award of Contract-IFB #21-912-30-Phase 3-Corrective Flooring and Interior and Exterior Repairs to Units at Fischer IV and IVA Housing Community
- **RESOLUTION NO. 2021-15** - Award of Contract-IFB #21-912-31-Phase 4-Corrective Flooring and Interior and Exterior Repairs to Units at Fischer IV and IVA Housing Community
- **RESOLUTION NO. 2021-16** - Award of Contract-IFB #21-912-32-Phase 5-Corrective Flooring and Interior and Exterior Repairs to Units at Fischer IV and IVA Housing Community
- **RESOLUTION NO. 2021-17**- Award of Contract- IFB #21-912-33 for Interior and Exterior Repairs to Units at Fischer I, III and the Senior Village Housing Community
- **RESOLUTION NO. 2021-18** - HANO Revised Section 3 and DBE/WBE Employment Training and Contracting Policy- Amending the Policy and adding the Section 3 Final Rule- 24 CFR Part 75 Language.

X. PUBLIC COMMENTS

- Public Comment(s)
- Board of Commissioners Comment(s)

XI. ANNOUNCEMENTS AND REMINDERS

XII. ADJOURNMENT



HOUSING AUTHORITY OF NEW ORLEANS
BOARD OF COMMISSIONERS
REGULAR BOARD MEETING

BOARD OF COMMISSIONERS

JULY 27, 2021 at 4:00 pm

PRESIDENT
DEBRA JOSEPH

VIA ZOOM

VICE PRESIDENT
ISABEL BARRIOS

CERTIFICATION OF INABILITY TO
OPERATE AN IN-PERSON QUORUM

COMMISSIONERS
AVERY FORET
SHARON JASPER
CAROL JOHNSON
MONIKA MCKAY
HYMA MOORE
KIM PIPER
BILL ROUSELLE

In accordance with ACT 302, of the 2020 Regular Session of the Louisiana Legislature, signed by the Governor on June 12, 2020, La. R.S. 42:17.1 was enacted to allow for public bodies to conduct public meetings via electronic means when the "governor has declared a state of emergency or disaster involving a geographic area within the jurisdiction of the public body and the nature of the emergency or disaster would cause a meeting of the public body conducted pursuant to the other provisions of this Chapter to be detrimental to the health, safety, or welfare of the public."

COMMITTEE APPOINTMENTS

DEVELOPMENT

CHAIR
CAROL JOHNSON

This notice shall serve as an acknowledgement of the Public Health Emergency declared in regard to the COVID-19 pandemic by Governor John Bel Edwards in executive orders and proclamations including but not limited to 131 JBE 2021 and 132 JBE 2021 dated July 22, 2021.

COMMISSIONERS
ISABEL BARRIOS
KIM PIPER

This notice also shall serve as certification by the Housing Authority of New Orleans ("HANO") that an in-person meeting of this public body would be detrimental to the health, safety, or welfare of the public. As attested to below, Evette Hester, Secretary of the HANO Board of Commissioners, has conferred with members of HANO's Board of Commissioners and confirmed their inability to attend an in-person meeting because of the measures put in place by federal, state, and city officials to protect the health and safety of the public in regard to the COVID-19 pandemic.

ASSET MANAGEMENT &
OPERATIONS

CHAIR
BILL ROUSELLE

COMMISSIONERS
SHARON JASPER
HYMA MOORE

Considering the foregoing, the Regular Meeting of the HANO Board of Commissioners to be held on July 27, 2021 at 4:00 p.m. will be held by videoconference in a manner that allows for observation and input by members of the public as set forth in the Notice and Agenda of the meeting that has been posted by HANO.

FINANCE & AUDIT

CHAIR
DEBRA JOSEPH

COMMISSIONERS
MONIKA MCKCAY

Evette Hester
Secretary, HANO Board of Commissioners

PERSONNEL

CHAIR
DEBRA JOSEPH

COMMISSIONERS
ISABEL BARRIOS
KIM PIPER
BILL ROUSELLE

On this 22nd day of July, 2021 before me personally appeared Evette Hester, to me known to be the person described herein and who executed the foregoing instrument and acknowledged to me he executed the same as his act and deed.

Notary Public

NOTARY PUBLIC
STATE OF LOUISIANA
BAR NO. 23887
MY COMMISSION IS FOR LIFE



July 27, 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 #21-912-28-Phase 1-Corrective Flooring and Interior
and Exterior Repairs to 19 Units at Fischer IV and IVA Housing Community**

The Fischer IV and IVA Housing Community is a mixed-income, HANO-owned property located on the Westbank of Orleans Parish.

Per the request of Asset Management, the Modernization Department has solicited contractors to perform corrective flooring work as well as other interior and exterior repairs to 101 of the 103 rental units at the Fischer IV and IVA community. The 101 units to be fixed grouped in a total of five (5) construction phases consisting of 19 units in Phase 1; 23 units in Phase 2; 23 units in Phase 3; 19 units in Phase 4; and 17 units in Phase 5 that will be worked on simultaneously.

In accordance with all applicable Federal and State regulations and laws as well as HANO's procurement policy, five invitations for bid were issued to perform the interior and exterior repairs on all five groups – IFB #21-912-28 (for Phase 1), IFB #21-912-29 (for Phase 2), IFB #21-912-30 (for Phase 3), IFB #21-912-31 (for Phase 4), and IFB #21-912-32 (for Phase 5) – and all five IFBs were issued and advertised on May 21, 2021. All bids received in response to these IFBs were opened on Monday, June 21, 2021.

For IFB #21-912-28 - Phase 1, HANO received four (4) bids that ranged from \$1,050,000.00 to \$1,726,560.00. The contract duration for IFB #21-912-28 - Phase 1 is 280 days.

The apparent low bid for IFB #21-912-28 - Phase 1 was \$1,050,000.00, from ETI, but ETI failed to submit the acknowledgement of addenda as required in the IFB. Legacy Restoration and Referral, whose bid was \$1,265,000.00, proved to be the lowest, responsive and responsible bidder IFB #21-912-28 - Phase 1. HANO's in-house cost estimate for Construction Block/Phase 1 was approximately \$934,600.

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 Legacy Restoration and Referral to perform the corrective work to the flooring and interior/exterior repairs to the nineteen (19) rental units in Construction Block/Phase 1 at Fischer IV and IVA Housing Community in an amount not to exceed \$1,265,000.00 pursuant to Invitation for Bids #21-912-28.

**HOUSING AUTHORITY OF NEW ORLEANS
BOARD OF COMMISSIONERS
REGULAR MEETING
JULY 27, 2021**

RESOLUTION NO. 2021-12

WHEREAS, the Housing Authority of New Orleans (HANO) owns and operates Fischer IV and IVA, a Housing Community consisting of 103 mixed-income rental housing units; and

WHEREAS, HANO has confirmed that 101 of the 103 rental units that comprise the Fischer IV and IVA Housing Community require corrective work to the flooring and other interior/exterior repairs; and

WHEREAS, HANO has divided the interior/exterior repairs at all 101 of the Fischer IV and IVA units into five phases; and

WHEREAS, HANO issued five invitations for bid – IFB #21-912-28 for Phase 1; IFB #21-912-29 for Phase 2; IFB #21-912-30 for Phase 3; IFB #21-912-31 for Phase 4; and IFB #21-912-32 for Phase 5 – on May 21, 2021 for the performance of the corrective work at 101 of the 103 Fischer IV and IVA units; and

WHEREAS, in response to IFB #21-912-28 for Phase 1 (19 units), HANO received four (4) bids on June 21, 2021; and

WHEREAS, the lowest, responsive, responsible bid to IFB #21-912-28 for Phase 1 was received from Legacy Restoration and Referral; and

WHEREAS, Legacy Restoration and Referral 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, the HANO Procurement Department has completed its due diligence verification for Legacy Restoration and Referral and determined they are responsible; and

WHEREAS, the HANO Finance Department has certified there is sufficient funding to perform corrective work to the 19 units that comprise Phase 1 of the Fischer IV and IVA repairs; and

THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Housing Authority of New Orleans hereby approves the award of a contract for Phase 1 of the Fischer IV and IVA repairs, and authorizes the Executive Director, Evette Hester, to execute a contract with Legacy Restoration and Referral for Phase 1 of the Fischer IV and IVA repairs (19 units) in an amount not to exceed \$934,586.44 pursuant to Invitation for Bids #21-912-28.

Executed this 27th day of July, 2021.

APPROVAL:

**DEBRA JOSEPH
PRESIDENT, BOARD OF COMMISSIONERS**



July 27, 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 #21-912-29-Phase 2-Corrective Flooring and Interior
and Exterior Repairs to 23 Units at Fischer IV and IVA Housing Community**

The Fischer IV and IVA Housing Community is a mixed-income, HANO-owned property located on the Westbank of Orleans Parish.

Per the request of Asset Management, the Modernization Department has solicited contractors to perform corrective flooring work as well as other interior and exterior repairs to 101 of the 103 rental units at the Fischer IV and IVA community. The 101 units to be fixed grouped in a total of five (5) construction phases consisting of 19 units in Phase 1; 23 units in Phase 2; 23 units in Phase 3; 19 units in Phase 4; and 17 units in Phase 5 that will be worked on simultaneously.

In accordance with all applicable Federal and State regulations and laws as well as HANO's procurement policy, five invitations for bid were issued to perform the interior and exterior repairs on all five groups – IFB #21-912-28 (for Phase 1), IFB #21-912-29 (for Phase 2), IFB #21-912-30 (for Phase 3), IFB #21-912-31 (for Phase 4), and IFB #21-912-32 (for Phase 5) – and all five IFBs were issued and advertised on May 21, 2021. All bids received in response to these IFBs were opened on Monday, June 21, 2021.

For IFB #21-912-29 - Phase 2, HANO received four (4) bids that ranged from \$789,150.00 to \$2,046,176.00. The contract duration for IFB #21-912-29 - Phase 2 is 280 days.

The apparent low bid was \$789,150.00, from Rock Enterprises Construction who withdrew their bid due to a calculation error. Of the remaining three (3) bids Legacy Restoration and Referral, whose bid was \$1,045,000.00, proved to be the lowest, responsive and responsible bidder IFB #21-912-29 - Phase 2. HANO's in-house cost estimate for the Construction Block/Phase 2 was approximately \$1.1 million.

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 Legacy Restoration and Referral to perform the corrective work to the flooring and interior/exterior repairs to the twenty-three (23) rental units in Construction Block/Phase 2 at Fischer IV and IVA Housing Community in an amount not to exceed \$1,045,000.00 pursuant to Invitation for Bids #21-912-29.

**HOUSING AUTHORITY OF NEW ORLEANS
BOARD OF COMMISSIONERS
REGULAR MEETING
JULY 27, 2021**

RESOLUTION NO. 2021-13

WHEREAS, the Housing Authority of New Orleans (HANO) owns and operates Fischer IV and IVA, a Housing Community consisting of 103 mixed-income rental housing units; and

WHEREAS, HANO has confirmed that 101 of the 103 rental units that comprise the Fischer IV and IVA Housing Community require corrective work to the flooring and other interior/exterior repairs; and

WHEREAS, HANO has divided the interior/exterior repairs at all 101 of the Fischer IV and IVA units into five phases; and

WHEREAS, HANO issued five invitations for bid – IFB #21-912-28 for Phase 1; IFB #21-912-29 for Phase 2; IFB #21-912-30 for Phase 3; IFB #21-912-31 for Phase 4; and IFB #21-912-32 for Phase 5 – on May 21, 2021 for the performance of the corrective work at 101 of the 103 Fischer IV and IVA units; and

WHEREAS, in response to IFB #21-912-29 for Phase 2 (23 units), HANO received four (4) bids on June 21, 2021; and

WHEREAS, the lowest, responsive, responsible bid to IFB #21-912-29 for Phase 2 was received from Legacy Restoration and Referral; and

WHEREAS, Legacy Restoration and Referral 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, the HANO Procurement Department has completed its due diligence verification for Legacy Restoration and Referral and determined they are responsible; and

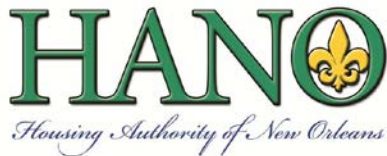
WHEREAS, the HANO Finance Department has certified there is sufficient funding to perform corrective work to the 23 units that comprise Phase 2 of the Fischer IV and IVA repairs; and

THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Housing Authority of New Orleans hereby approves the award of a contract for Phase 2 of the Fischer IV and IVA repairs, and authorizes the and authorizes the Executive Director, Evette Hester, to execute a contract with Legacy Restoration and Referral for Phase 2 of the Fischer IV and IVA repairs (23 units) in an amount not to exceed \$1,045,000.00 pursuant to Invitation for Bids #21-912-29.

Executed this 27th day of July, 2021.

APPROVAL:

**DEBRA JOSEPH
PRESIDENT, BOARD OF COMMISSIONERS**



July 27, 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 #21-912-30-Phase 3-Corrective Flooring and Interior
and Exterior Repairs to Units at Fischer IV and IVA Housing Community**

The Fischer IV and IVA Housing Community is a mixed-income, HANO-owned property located on the Westbank of Orleans Parish.

Per the request of Asset Management, the Modernization Department has solicited contractors to perform corrective flooring work as well as other interior and exterior repairs to 101 of the 103 rental units at the Fischer IV and IVA community. The 101 units to be fixed grouped in a total of five (5) construction phases consisting of 19 units in Phase 1; 23 units in Phase 2; 23 units in Phase 3; 19 units in Phase 4; and 17 units in Phase 5 that will be worked on simultaneously.

In accordance with all applicable Federal and State regulations and laws as well as HANO's procurement policy, five invitations for bid were issued to perform the interior and exterior repairs on all five groups – IFB #21-912-28 (for Phase 1), IFB #21-912-29 (for Phase 2), IFB #21-912-30 (for Phase 3), IFB #21-912-31 (for Phase 4), and IFB #21-912-32 (for Phase 5) – and all five IFBs were issued and advertised on May 21, 2021. All bids received in response to these IFBs were opened on Monday, June 21, 2021.

For IFB #21-912-30 - Phase 3, HANO received four (4) bids that ranged from \$990,400.00 to \$2,227,280.00. The contract duration for IFB #21-912-30 - Phase 3 is 280 days.

Rock Enterprises Construction, LLC, whose bid was \$990,400.00, proved to be the lowest, responsive and responsible bidder IFB #21-912-30 - Phase 3. HANO's in-house cost estimate for the Construction Block/Phase 3 was approximately \$1.2 million.

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 Rock Enterprises Construction, LLC, to perform the corrective work to the flooring and interior/exterior repairs to the twenty-three (23) rental units in Construction Block/Phase 3 at Fischer IV and IVA Housing Community in an amount not to exceed \$990,400.00, pursuant to Invitation for Bids #21-912-30.

**HOUSING AUTHORITY OF NEW ORLEANS
BOARD OF COMMISSIONERS
REGULAR MEETING
JULY 27, 2021**

RESOLUTION NO. 2021-14

WHEREAS, the Housing Authority of New Orleans (HANO) owns and operates Fischer IV and IVA, a Housing Community consisting of 103 mixed-income rental housing units; and

WHEREAS, HANO has confirmed that 101 of the 103 rental units that comprise the Fischer IV and IVA Housing Community require corrective work to the flooring and other interior/exterior repairs; and

WHEREAS, HANO has divided the interior/exterior repairs at all 101 of the Fischer IV and IVA units into five phases; and

WHEREAS, HANO issued five invitations for bid – IFB #21-912-28 for Phase 1; IFB #21-912-29 for Phase 2; IFB #21-912-30 for Phase 3; IFB #21-912-31 for Phase 4; and IFB #21-912-32 for Phase 5 – on May 21, 2021 for the performance of the corrective work at 101 of the 103 Fischer IV and IVA units; and

WHEREAS, in response to IFB #21-912-30 for Phase 3 (23 units), HANO received four (4) bids on June 21, 2021; 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, the HANO Procurement Department has completed its due diligence verification for Rock Enterprises Construction, LLC and determined they are responsible; and

WHEREAS, the HANO Finance Department has certified there is sufficient funding to perform corrective work to the 23 units that comprise Phase 3 of the Fischer IV and IVA repairs; and

THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Housing Authority of New Orleans hereby approves the award of a contract for Phase 3 of the Fischer IV and IVA repairs, and authorizes the and authorizes the Executive Director, Evette Hester, to execute a contract with Rock Enterprises Construction, LLC, for Phase 3 of the Fischer IV and IVA repairs (23 units) in an amount not to exceed \$990,400.00.00 pursuant to Invitation for Bids #21-912-30.

Executed this 27th day of July, 2021.

APPROVAL:

**DEBRA JOSEPH
PRESIDENT, BOARD OF COMMISSIONERS**



July 27, 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 #21-912-31-Phase 4-Corrective Flooring and Interior
and Exterior Repairs to Units at Fischer IV and IVA Housing Community**

The Fischer IV and IVA Housing Community is a mixed-income, HANO-owned property located on the Westbank of Orleans Parish.

Per the request of Asset Management, the Modernization Department has solicited contractors to perform corrective flooring work as well as other interior and exterior repairs to 101 of the 103 rental units at the Fischer IV and IVA community. The 101 units to be fixed grouped in a total of five (5) construction phases consisting of 19 units in Phase 1; 23 units in Phase 2; 23 units in Phase 3; 19 units in Phase 4; and 17 units in Phase 5 that will be worked on simultaneously.

In accordance with all applicable Federal and State regulations and laws as well as HANO's procurement policy, five invitations for bid were issued to perform the interior and exterior repairs on all five groups – IFB #21-912-28 (for Phase 1), IFB #21-912-29 (for Phase 2), IFB #21-912-30 (for Phase 3), IFB #21-912-31 (for Phase 4), and IFB #21-912-32 (for Phase 5) – and all five IFBs were issued and advertised on May 21, 2021. All bids received in response to these IFBs were opened on Monday, June 21, 2021.

For IFB #21-912-31- Phase 4, HANO received three (3) bids that ranged from \$1,285,000.00 to \$1,941,104.00. The contract duration for IFB #21-912-31- Phase 4 is 280 days.

The apparent low bid was \$1,285,000.00, from ETI who failed to submit the acknowledgement of addenda as required in the IFB. Pivotal Engineering, LLC, whose bid was \$1,377,030.00, proved to be the lowest, responsive and responsible bidder IFB #21-912-31- Phase 4. HANO's in-house cost estimate for the Construction Block/Phase 4 was approximately \$1 million.

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 Pivotal Engineering, LLC, to perform the corrective work to the flooring and interior/exterior repairs to the nineteen (19) rental units in Construction Block/Phase 4 at Fischer IV and IVA Housing Community in an amount not to exceed \$1,377,030.00, pursuant to Invitation for Bids #21-912-31.

**HOUSING AUTHORITY OF NEW ORLEANS
BOARD OF COMMISSIONERS
REGULAR MEETING
JULY 27, 2021**

RESOLUTION NO. 2021-15

WHEREAS, the Housing Authority of New Orleans (HANO) owns and operates Fischer IV and IVA, a Housing Community consisting of 103 mixed-income rental housing units; and

WHEREAS, HANO has confirmed that 101 of the 103 rental units that comprise the Fischer IV and IVA Housing Community require corrective work to the flooring and other interior/exterior repairs; and

WHEREAS, HANO has divided the interior/exterior repairs at all 101 of the Fischer IV and IVA units into five phases; and

WHEREAS, HANO issued five invitations for bid – IFB #21-912-28 for Phase 1; IFB #21-912-29 for Phase 2; IFB #21-912-30 for Phase 3; IFB #21-912-31 for Phase 4; and IFB #21-912-32 for Phase 5 – on May 21, 2021 for the performance of the corrective work at 101 of the 103 Fischer IV and IVA units; and

WHEREAS, in response to IFB #21-912-31 for Phase 4 (19 units), HANO received four (4) bids on June 21, 2021; and

WHEREAS, the lowest, responsive, responsible bid was received from Pivotal Engineering, LLC; and

WHEREAS, Pivotal Engineering, 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, the HANO Procurement Department has completed its due diligence verification for Pivotal Engineering, LLC and determined they are responsible; and

WHEREAS, the HANO Finance Department has certified there is sufficient funding to perform corrective work to the 19 units that comprise Phase 4 of the Fischer IV and IVA repairs; and

THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Housing Authority of New Orleans hereby approves the award of a contract for Phase 4 of the Fischer IV and IVA repairs, and authorizes the and authorizes the Executive Director, Evette Hester, to execute a contract with Pivotal Engineering, LLC, for Phase 4 of the Fischer IV and IVA repairs (19 units) in an amount not to exceed \$\$1,377,030.00 pursuant to Invitation for Bids #21-912-31.

Executed this 27th day of July, 2021.

APPROVAL:

**DEBRA JOSEPH
PRESIDENT, BOARD OF COMMISSIONERS**



July 27, 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 #21-912-32-Phase 5-Corrective Flooring and Interior
and Exterior Repairs to Units at Fischer IV and IVA Housing Community**

The Fischer IV and IVA Housing Community is a mixed-income, HANO-owned property located on the Westbank of Orleans Parish.

Per the request of Asset Management, the Modernization Department has solicited contractors to perform corrective flooring work as well as other interior and exterior repairs to 101 of the 103 rental units at the Fischer IV and IVA community. The 101 units to be fixed grouped in a total of five (5) construction phases consisting of 19 units in Phase 1; 23 units in Phase 2; 23 units in Phase 3; 19 units in Phase 4; and 17 units in Phase 5 that will be worked on simultaneously.

In accordance with all applicable Federal and State regulations and laws as well as HANO's procurement policy, five invitations for bid were issued to perform the interior and exterior repairs on all five groups – IFB #21-912-28 (for Phase 1), IFB #21-912-29 (for Phase 2), IFB #21-912-30 (for Phase 3), IFB #21-912-31 (for Phase 4), and IFB #21-912-32 (for Phase 5) – and all five IFBs were issued and advertised on May 21, 2021. All bids received in response to these IFBs were opened on Monday, June 21, 2021.

For IFB #21-912-32 - Phase 5, HANO received four (4) bids that ranged from \$988,490.00 to \$1,409,650.00. The contract duration for IFB #21-912-32 - Phase 5 is 280 days.

Rock Enterprises Construction, LLC, whose bid was \$988,490.00, proved to be the lowest, responsive and responsible bidder IFB #21-912-32 - Phase 5. HANO's in-house cost estimate for the Construction Block/Phase 5 was approximately \$924,900.

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 Rock Enterprises Construction, LLC, to perform the corrective work to the flooring and interior/exterior repairs to the seventeen (17) rental units in Construction Block/Phase 5 at Fischer IV and IVA Housing Community in an amount not to exceed \$988,490.00, pursuant to Invitation for Bids #21-912-32

**HOUSING AUTHORITY OF NEW ORLEANS
BOARD OF COMMISSIONERS
REGULAR MEETING
JULY 27, 2021**

RESOLUTION NO. 2021-16

WHEREAS, the Housing Authority of New Orleans (HANO) owns and operates Fischer IV and IVA, a Housing Community consisting of 103 mixed-income rental housing units; and

WHEREAS, HANO has confirmed that 101 of the 103 rental units that comprise the Fischer IV and IVA Housing Community require corrective work to the flooring and other interior/exterior repairs; and

WHEREAS, HANO has divided the interior/exterior repairs at all 101 of the Fischer IV and IVA units into five phases; and

WHEREAS, HANO issued five invitations for bid – IFB #21-912-28 for Phase 1; IFB #21-912-29 for Phase 2; IFB #21-912-30 for Phase 3; IFB #21-912-31 for Phase 4; and IFB #21-912-32 for Phase 5 – on May 21, 2021 for the performance of the corrective work at 101 of the 103 Fischer IV and IVA units; and

WHEREAS, in response to IFB #21-912-32 for Phase 5 (17 units), HANO received four (4) bids on June 21, 2021; 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, the HANO Procurement Department has completed its due diligence verification for Rock Enterprises Construction, LLC and determined they are responsible; and

WHEREAS, the HANO Finance Department has certified there is sufficient funding to perform corrective work to the 17 units that comprise Phase 5 of the Fischer IV and IVA repairs; and

THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Housing Authority of New Orleans hereby approves the award of a contract for Phase 5 of the Fischer IV and IVA repairs, and authorizes the and authorizes the Executive Director, Evette Hester, to execute a contract with Rock Enterprises Construction, LLC, for Phase 5 of the Fischer IV and IVA repairs (17 units) in an amount not to exceed \$988,490.00 pursuant to Invitation for Bids #21-912-32.

Executed this 27th day of July, 2021.

APPROVAL:

**DEBRA JOSEPH
PRESIDENT, BOARD OF COMMISSIONERS**



July 27, 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 #21-912-33 for Interior and Exterior Repairs to
Units at Fischer I, III and the Senior Village Housing Community**

The Fischer IV and IVA Housing Community is a mixed-income, HANO-owned property located on the Westbank of Orleans Parish.

Per the request of Asset Management, the Modernization Department has solicited contractors to perform corrective flooring work as well as other interior and exterior repairs to 101 of the 103 rental units at the Fischer IV and IVA community. The 101 units to be fixed grouped in a total of five (5) construction phases consisting of 19 units in Phase 1; 23 units in Phase 2; 23 units in Phase 3; 19 units in Phase 4; and 17 units in Phase 5 that will be worked on simultaneously.

In addition, the Modernization Department also solicited contractors to perform interior and exterior repairs to a total 14 rental units – Construction Block/Phase 6 – that is comprised of Fischer I, III and the Senior Village.

An invitation for bid – IFB #21-912-33 (for Phase 6) – was issued and advertised on May 21, 2021, to perform the interior and exterior repairs on Fischer Phases I, III and the Senior Village. All bids received in response to this IFB were opened on Monday, June 28, 2021.

For IFB #21-912-33 - Phase 6, HANO received four (4) bids that ranged from \$758,250.00 to \$1,260,000.00. The contract duration for IFB #21-912-33 - Phase 6 is 280 days.

Colmex Construction whose bid was \$758,250.00, proved to be the lowest, responsive and responsible bidder IFB #21-912-33 - Phase 6. HANO's in-house cost estimate for the Construction Block/Phase 6 was approximately \$581,150.

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 Colmex Construction, to perform the interior/exterior repairs to the fourteen (14) rental units in Construction Block/Phase 6 at Fischer I, III and the Senior Village Housing Community in an amount not to exceed \$758,250.00 pursuant to Invitation for Bids #21-912-33.

**HOUSING AUTHORITY OF NEW ORLEANS
BOARD OF COMMISSIONERS
REGULAR MEETING
JULY 27, 2021**

RESOLUTION NO. 2021-17

WHEREAS, the Housing Authority of New Orleans (HANO) owns and operates Fischer I, III, and Senior Village, a Housing Community consisting of 223 mixed-income rental housing units; and

WHEREAS, HANO has confirmed that 14 of the 223 rental units that comprise the Fischer I, III, and the Senior Village Housing Community require interior/exterior repairs; and

WHEREAS, HANO issued IFB #21-912-33 on May 21, 2021, for interior/exterior repairs at 14 of the 223 Fischer I, III and the Senior Village units; and

WHEREAS, in response to IFB #21-912-33 for 14 units, HANO received four (4) bids on June 28, 2021; and

WHEREAS, the lowest, responsive, responsible bid was received from Colmex Construction and

WHEREAS, Colmex Construction 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, the HANO Procurement Department has completed its due diligence verification for Colmex Construction and determined they are responsible; and

WHEREAS, the HANO Finance Department has certified there is sufficient funding to perform corrective work to the 14 units that comprise Phase 6 of the Fischer I, III and the Senior Village repairs; and

THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Housing Authority of New Orleans hereby approves the award of a contract for the Fischer I, III and the Senior Village repairs, and authorizes the and authorizes the Executive Director, Evette Hester, to execute a contract with Colmex Construction for the Fischer I, III, and the Senior Village (14 units) in an amount not to exceed \$758,250.00 pursuant to Invitation for Bids #21-912-33.

Executed this 27th day of July, 2021.

APPROVAL:

**DEBRA JOSEPH
PRESIDENT, BOARD OF COMMISSIONERS**



July 27, 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: HANO Revised Section 3 and DBE/WBE Employment Training and
Contracting Policy-Amending the Policy and adding the Section 3
Final Rule-24 CFR Part 75 Language**

The Housing Authority of New Orleans (HANO) is requesting approval to amend its Section 3 and DBE/WBE Employment Training and Contracting Policy (ETC), which was last revised in 2012. The purpose for the request is to allow HANO to revise its existing policy to include language under the Interim Section 3 Rule found in 24 CFR Part 135, which has been revised by the U.S. Department of Housing and Urban Development (HUD). As of November 30, 2020, HUD has replaced Part 35 with Section 3 Final Rule 24 CFR Part 75. HUD's changes to the Section 3 rules provide for:

- 1) Alternative means of compliance when non-construction contract activities are performed using public housing financing assistance,
- 2) Adding two new categories defined as, Targeted Section 3 Worker and Section 3 Workers,
- 3) Benchmarks and Reporting, and
- 4) Section 3 Business Concerns certification.

Revising HANO's existing policy will allow the Authority to be in compliance with HUD's new Section 3 Final Rule as well as allow it to report into the Section 3 Performance Evaluation and Registry System (SPEARS). The reporting period, which was temporarily suspended during the implementation period that lasted from November 30, 2020 to September 30, 2021, will resume on October 1, 2021, and is tied to HANO's fiscal year. In addition, revising HANO's existing policy will also allow HANO to implement the new language into all contracts in response to any Request for Proposals (RFP), Request for Qualifications (RFQ) or Invitation for Bids (IFB).

Once implemented, HANO will require from contractors submission of the Section 3 Opportunities Plan, a roster of Core Employees, and certification that a respondent will comply with the requirements of the Section 3 Final Rule - 24 CFR 75 along with HANO's policy and requirements.

HANO requests that the Board of Commissioners approve the revision of HANO's existing Section 3 policy to allow the Authority to be in compliance with HUD's new Section 3 Final Rule.

**HOUSING AUTHORITY OF NEW ORLEANS
BOARD OF COMMISSIONERS
REGULAR MEETING
JULY 27, 2021**

RESOLUTION NO. 2021-18

WHEREAS, the United States Congress passed Section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) (Section 3) to further the goal of ensuring that federal funds benefit the low- and very-low income residents of projects funded wholly or in part by those funds, and

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) changed the Section 3 Interim Rule - 24 CFR Part 135 with the Section 3 Final Rule 24 CFR Part 75 that establishes and outlines Section 3 standards and procedures that the Housing Authority of New Orleans will now be obligated to meet; and

WHEREAS, the Housing Authority of New Orleans has not revised its Section 3 and DBE/WBE Employment Training and Contracting Policy (ETC) since 2012; and

WHEREAS, the Housing Authority of New Orleans staff will amend the Authority's Section 3 and DBE/WBE Employment Training and Contracting Policy to comply with the newly implement Section 3 Final Rule 24 CFR, Part 75 that addresses the standards and procedures prescribed in the Act; and

THEREFORE, BE IT RESOLVED THAT the Board of Commissioners approves the adoption and implementation of the revised Section 3 Policy/Plan to ensure compliance with Federal Law and authorizes the Executive Director, Evette Hester, to approve the revised Section 3 and DBE/WBE Employment Training and Contracting Policy with the new Section 3 Final Rule-24 CRF part 75 language added to it.

Executed this 27th day of July, 2021.

APPROVAL:

**DEBRA JOSEPH
PRESIDENT, BOARD OF COMMISSIONERS**