

**Columbus Consolidated Government
Council Meeting Agenda Item**

TO:	Mayor and Councilors
AGENDA SUBJECT:	Residential General Contractor Services And Housing Inspection Services For The Community Reinvestment Department II (Annual Contract)- RFP NO. 25-0008
INITIATED BY:	Finance Department

It is requested that Council authorize the execution of an annual contract with **A-Airflow Awning Company of Columbus, (Columbus, GA)**, and **Teed Inc. (McDonough, GA)**, for Option A. General Contractor Services; and with **Master Key Home Inspections, LLC (Ludowici, GA)**, for Option B. Housing Inspection Services, for single-family housing located throughout Columbus-Muscogee County. The Community Reinvestment Department will procure the services on an as-needed basis. As projects arise, the Community Reinvestment Department will obtain written quotes from the contractors. The City has been awarded \$3,000,000 to complete several projects within the scope of the contracts. Vendor engagement will occur until all funding has been exhausted.

The City has been awarded American Rescue Plan (ARP) Funding and annually receives HUD Entitlement funding. With this funding, the Community Reinvestment Department has created the Homeowner Occupied Rehabilitation and ADA Accessibility programs. The City recognizes the need to repair or renovate various citizen-owned homes to preserve housing affordability. This contract will be utilized to engage with qualified vendors in order to make the program work.

Option A: General Contractor Services are for renovations of residential housing. The services will be limited to the following:

- A. Roofs
- B. Critical systems, including HVAC water heaters, water pumps, and related systems.
- C. Doors/windows
- D. Electrical
- E. Plumbing
- F. Life safety improvements (ADA Compliance) to include installation of ramps; expanding doorways and hallways to accommodate wheelchairs and mobility aids; replacing traditional tubs with roll-in showers for more accessibility for those with mobility issues; installing grab bars in bathrooms in order to provide support and stability; lowering the height of bathroom sinks and providing knee clearance; lowering countertops and providing knee space under sinks; installing pull-out shelves or adjustable-height cabinets in kitchens; using non-slip flooring materials in bathrooms and throughout the home; adding handrails and railings along staircases, ramps, and in hallways; placing threshold ramps at doorways; ensuring front entrances are step-free and have level landing; and lowering light switches and electrical outlets.

Option B: Housing Inspection contractor will provide the following services:

- A. Thoroughly inspect each structure, at the request of the City, to determine if the structure is a viable candidate for rehabilitation.
- B. Prepare inspection report, which fully details the inspector's recommendation to rehabilitate structure or not to rehabilitate structure.
- C. If structure proves to be a candidate for rehabilitation, prepare work write up and specifications for rehabilitation.
- D. Develop a scope and cost estimates for rehabilitation process.
- E. Monitor progress of contractor(s) during the rehabilitation process.
- F. Oversight of all residential programs new/rehabilitative projects.
- G. Inspection of rental units assisted with federal funding from the Community Reinvestment Department.

The contract term shall be for two years with the option to renew for three additional twelve-month periods. The contract renewals shall be contingent upon the mutual agreement of the City and the Contractors.

Annual Contract History:

This is the second annual contract for these services. The first RFP for the services was awarded on May 28th, 2024, Per Resolution #183-24. However, more contractors are needed. This current RFP was requested by Community Reinvestment to obtain more general contractors and Housing Inspectors to perform the work.

RFP Advertisement and Receipt of Proposals:

RFP specifications were posted on the web pages of the Purchasing Division, the Georgia Procurement Registry and DemandStar on August 14, 2024. This RFP has been advertised, opened and evaluated. Five (5) proposals were received by the due date of September 27, 2024, from the following vendors:

Option A

A-Airflow Awning Company of Columbus, (Columbus, GA)

Teed Inc. (McDonough, GA)

Re Global (Tucker, GA)

The M. Mitchell Group, LLC. (Jonesboro, GA)

Option B

Master Key Home Inspections, LLC (Ludowici, GA)

Re Global (Tucker, GA)

The M. Mitchell Group, LLC. (Jonesboro, GA)

The following events took place after receipt of proposals:

RFP MEETINGS/EVENTS		
Description	Date	Agenda/Action
Pre-Evaluation Meeting	12/02/24	The Purchasing Manager advised evaluation committee members of the RFP rules and process, and the project manager provided an overview of the contract requirements. Proposal copies were provided via email to the evaluation committee.

1 st Evaluation Meeting	12/17/24	The committee members discussed the proposals from all vendors. The Committee requested clarifications from five vendors.
Clarification Requested	01/27/25	Clarification was requested from the vendors.
Last Clarification Received	02/06/25	Clarification responses were received and forwarded to the Committee.
2 nd Evaluation Meeting	03/14/25	Committee members reviewed the clarification responses and no further clarifications were requested. Voters were polled and all present indicated they were ready to evaluate.
Evaluation Forms Sent	03/17/25	Evaluation forms were forwarded to voting committee members.
Evaluation Results	03/28/25	The final set of evaluation forms were completed and returned to Purchasing. Evaluation results were compiled and tabulated.
Results Forwarded	04/01/25	The tabulation of scores and evaluator comments were forwarded to the Committee for review.
3rd Evaluation Meeting and Recommendation	04/10/25	<p>The Committee met to discuss the evaluations results. Four of the five voting committee members were present. The award recommendations are as follows:</p> <p><u>Option A - General Contractor Services:</u> The four voting members present, unanimously recommended award to the two highest scoring vendors: A-Airflow Awning Company of Columbus and Teed, Inc.</p> <p><u>Option B - Housing Inspection Services:</u> The four voting members present, unanimously recommended award to the highest scoring vendor: Master Key Home Inspections.</p>

Evaluation Committee:

The proposals were reviewed by the Evaluation Committee, which consisted of two voting members from the Community Reinvestment Department, and three voting members from the Inspections & Code Department.

An additional representative from the Community Reinvestment Department and an additional representative from the Inspections & Code Department served as alternate voters.

Serving as non-voting advisors were an additional representative from the Community Reinvestment Department and an additional representative from the Inspection & Code Department.

Award Recommendation:

The voting committee members listed the following reasons for the recommendations:

Option A - General Contractor Services:

A-Airflow Awning Company of Columbus, (Columbus, GA)

- A-Airflow Awning Company of Columbus has served as general contractor on multiple projects for the bi-city area for the past 70 years.
- The Vendor has experience with handicap accessible (ADA compliance) construction and renovation projects.
- The vendor has over 50 years in completing local projects and works with local suppliers to ensure jobs are completed on time and within budget.

- **Qualifications/Experience**

- A-Airflow Awning Company of Columbus is based in Columbus, Georgia.
- The vendor has been in the construction industry for over 70 years providing both residential and commercial contracting services.
- The vendor possesses a current Residential General Contractor License, issued by the State of Georgia.
- The vendor's team collectively has over 100 years of experience from concept to project planning and execution.

- **Below are similar projects completed by the vendor within the last five years:**

- **Don Jones Construction (Columbus GA)** **11/2023-1/2024**
Ft Moore Bldg. 2575 – Remove & replace windows. Install two metal canopies.
- **Melody Belitz (Phenix City AL)** **02/2024-02/2024**
Single Family Dwelling Remove and Replace 6' French door and 32'' sliding door.
- **Muscogee County School District** **03/2024-03/2024**
Britt Davis school. Install an additional 102' of walkaway canopy.
- **Buck Hamilton & Associates (Columbus GA)** **01/2024-01/2024**
Rental property/single dwelling, remove and replace 11'6 X 20' carport.

Teed Inc. (McDonough, GA)

- The vendor offers a wide range of equipment for improving ADA compliance, including tools for installing ramps, widening doorways, and retrofitting homes with accessible features.
- The vendor is dedicated to affordable housing and has experience working with local housing authorities, community development agencies, and both local and federal governments.
- The vendor provided a comprehensive list of single-family homeowners and homebuyers for whom they have successfully completed rehabilitation work.

- **Qualifications/Experience**

- The vendor has extensive experience as a general contractor with HUD, and has successfully completed projects with local, state, and federal entities.
- The owner's president holds a current Residential General Contractor license issued by the state of Georgia.
- The vendor has an in-house project management team with over 10 years of experience.
- Teed Inc. has been a registered vendor for the HUD-funded NACA program since 2015.

- **Below are similar projects completed by the vendor within the last five years:**

- **Alicia Nelson (NACA Client) (Hampton GA)** **05/2024-07/2024**
Installed an electrical receptacle, a garage door and opener, drywall, doors, vinyl boards, and vinyl trim.

- **Christopher Godfrey (NACA Client) (Lithonia GA)** **06/2022-07/2022**
Comprehensive rehabilitation of low-income housing, including upgrades to HVAC systems, gutters, electrical systems, roofing, and drywall.
- **Kevin Earley (NACA Client) (Atlanta GA)** **12/2021-12/2022**
Extensive rehabilitation included the installation of trim, windows, a deck, a firewall, ceilings, flooring, HVAC systems, and a garage door.
- **Ramika Gourdine (Lithonia, GA)** **10/2022-12/2022**
Rehabilitation of Structural Engineering and Flooring.

Option B – Housing Inspection Services:

Master Key Home Inspections, LLC (Ludowici, GA)

- They hold various certifications, including the AHIT Georgia Home Inspector License, which equips them with the knowledge and skills necessary to conduct thorough home inspections.
- Their Lean Six Sigma Green Belt certification allows them to implement efficient project processes.
- The company has over three years of experience serving a diverse range of clients, including single-family homes, multifamily properties, military installations, commercial buildings, and historic sites.

• Qualifications/Experience

- The company has many team members with military backgrounds, which brings strong discipline, strategic thinking, and leadership skills to their project management.
- They have experience with government contracts and utilize in-house subcontracting, allowing them to conduct comprehensive inspections of various structures
- The company consistently meets deadlines and stays within budget, with no history of litigation related to housing inspections.
- They have expertise in working with historic homes and multifamily housing.

• Below are similar projects completed by the vendor within the last five years:

- **Property Management Firm (NACA Client) (Hinesville, GA)** **05/2021-05/2021**
Inspection of 15-unit apartment complex, assessing overall structural integrity, safety, and code compliance.
- **U.S. Army Garrison-(Fort Stewart, GA)** **10/2021-10/2021**
Inspection of military housing units for compliance with federal and military standards, including structural and safety assessments.
- **Rental Agency (Brunswick, GA)** **03/2022-03/2022**
Detailed inspection of a 20,000-square-foot commercial building, including structural, mechanical, and safety systems.
- **Preservation Society (Darien, GA)** **11/2023-11/2023**
Inspection of a 19th-century historic home to assess the condition of original structural elements, roofing, and foundation.

The City's Procurement Ordinance Article 3-110 (Competitive Sealed Proposals for the procurement of Equipment, Supplies and Professional Services) governs the RFP Process. During the RFP process, there is no formal opening due to the possibility of negotiated components of the

proposal. In the event City Council does not approve the recommended offeror, no proposal responses or any negotiated components are made public until after the award of the contract. Therefore, the evaluation results and cost information has been submitted to the City Manager in a separate memo for informational purposes.

Funds are available as follows until expended thru Habitat for Humanity for ARP funds and in the appropriate funding source in subsequent years: American Rescue Plan Fiscal Recovery Fund – Federal ARP – Federal Negative Economic Impact EO – Payments to Others – Homeowner Occupied Rehab Program– (ARP); 0218-691-1200-ARES-9422-40449-20230 and American Rescue Plan Fiscal Recovery Fund – Federal ARP – Federal Negative Economic Impact EO – Payments to Others – Handicap Access Program (ARP); 0218-691-1200-ARES-9422-40450-20230.

A RESOLUTION

NO. _____

A RESOLUTION AUTHORIZING THE EXECUTION OF ANNUAL CONTRACTS WITH A-AIRFLOW AWNING OF COLUMBUS (COLUMBUS, GA) AND TEED, INC. (MCDONOUGH, GA) FOR OPTION A; GENERAL CONTRACTOR SERVICES; AND WITH MASTER KEY HOME INSPECTIONS (LUDOWICI, GA) FOR OPTION B: HOUSING INSPECTION SERVICES, FOR SINGLE-FAMILY HOUSING LOCATED THROUGHOUT COLUMBUS-MUSCOGEE COUNTY. THE COMMUNITY REINVESTMENT DEPARTMENT WILL PROCURE THE SERVICES ON AN AS-NEEDED BASIS. AS PROJECTS ARISE, THE COMMUNITY REINVESTMENT DEPARTMENT WILL OBTAIN WRITTEN QUOTES FROM THE CONTRACTORS. THE CITY HAS BEEN AWARDED \$3,000,000.00 TO COMPLETE SEVERAL PROJECTS WITHIN THE SCOPE OF THE CONTRACTS.

WHEREAS, an RFP was administered (RFP No. 25-0008) and five proposals were received; and,

WHEREAS, the proposals submitted by **A-Airflow Awning Company of Columbus, (Columbus, GA)** and **Teed Inc. (McDonough, GA)** for general contractor services and the proposal submitted by **Master Key Home Inspections, LLC (Ludowici, GA)** for housing inspection services, met all proposal requirements and were deemed most responsive to the RFP; and,

WHEREAS, the contract term shall be for two years with the option to renew for three additional twelve-month periods. The contract renewal shall be contingent upon the mutual agreement of the City and the Contractors.

NOW, THEREFORE, THE COUNCIL OF COLUMBUS, GEORGIA, HEREBY RESOLVES AS FOLLOWS:

That the City Manager and/or his designee is hereby authorized to execute annual contracts with A-Airflow Awning (Columbus, GA) and Teed, Inc. (McDonough, GA) for Option A: General Contractor Services; and Master Key Homes Inspections LLC (Ludowici, GA) for Option B: Housing Inspection Services, for single-family housing located throughout Columbus-Muscogee County. The Community Reinvestment Department will procure the services on an as-needed basis. As projects arise, the Community Reinvestment Department will obtain written quotes from the contractors. The City has been awarded \$3,000,000 several projects within the scope of the contracts. Vendor engagement will occur until all funding has been exhausted. Funds are available as follows until expended thru Habitat for Humanity for ARP funds and in the appropriate funding source in subsequent years: American Rescue Plan Fiscal Recovery Fund – Federal ARP – Federal Negative Economic Impact EO – Payments to Others – Homeowner Occupied Rehab Program– (ARP); 0218-691-1200-ARES-9422-40449-20230 and American Rescue Plan Fiscal Recovery Fund – Federal ARP – Federal Negative Economic Impact EO – Payments to Others – Handicap Access Program (ARP); 0218-691-1200-ARES-9422-40450-20230.

Introduced at a regular meeting of the Council of Columbus, Georgia, held the _____ day of _____, 2025 and adopted at said meeting by the affirmative vote of _____ members of said Council.

Councilor Allen	voting _____
Councilor Anker	voting _____
Councilor Chambers	voting _____
Councilor Cogle	voting _____
Councilor Crabb	voting _____
Councilor Davis	voting _____
Councilor Garrett	voting _____
Councilor Hickey	voting _____
Councilor Huff	voting _____
Councilor Tucker	voting _____

Lindsey G. Mclemore, Clerk of Council

B.H. "Skip" Henderson III, Mayor