

**Columbus Consolidated Government  
Council Meeting Agenda Item**

<b>TO:</b>	Mayor and Councilors
<b>AGENDA SUBJECT:</b>	General Contractor Services and Housing Inspection Services for the Community Redevelopment Department (Annual Contract) – RFB No. 24-0012
<b>INITIATED BY:</b>	Finance Department

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It is requested that Council authorize the execution of annual contracts with Granville Enterprises, LLC dba Supreme Service Company (Columbus, GA) and National Property Institute, LLC (Lithonia, GA) for general contractor services and with Granville Enterprises, LLC dba Supreme Service Company (Columbus, GA) and The W Real Estate and Investment Group (Atlanta, GA) for 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.

The 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.

The housing inspection contractors 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 first annual contract for these services.

**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 November 6, 2023. This RFP has been advertised, opened and evaluated. Four proposals were received by the due date of January 12, 2024, from the following vendors:

- Granville Enterprises, LLC dba Supreme Service Company (Columbus, GA)**
- National Property Institute, LLC (Lithonia, GA)**
- The W Real Estate and Investment Group (Atlanta, GA)**
- Residential Enhancements, Inc. dba RE Global (Tucker, GA)**

The following events took place after receipt of proposals:

<b>RFP MEETINGS/EVENTS</b>		
<b>Description</b>	<b>Date</b>	<b>Agenda/Action</b>
Pre-Evaluation Meeting	02/09/24	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 <sup>st</sup> Evaluation Meeting	02/23/24	The committee discussed each proposal and determined clarification was required from two vendors and additional information needed to be forwarded to the vendors.
Clarification Requested	03/06/24	Clarification was requested from the vendors.
Clarification Received	03/13/24	Clarification responses were received, with one vendor including a request for additional information.
Additional Information Forwarded	04/12/24	Additional information was forwarded to the vendors.
Confirmation Received for Additional Information	04/19/24	The vendors confirmed receiving and understanding the additional information.
Clarification and Additional Information forwarded to Committee	04/19/24	The clarification and additional information responses were forwarded to the committee members for review.
Evaluation Forms Sent	04/22/24	Evaluation forms were forwarded to voting committee members.
Evaluation Forms Completed	04/29/24	All Evaluation forms were completed and returned to Purchasing for compilation results.
2 <sup>nd</sup> Evaluation Meeting & Award Recommendations	05/14/24	<p>The committee discussed the evaluation results; the award recommendations are as follows:</p> <p><u>Option A - General contractor services:</u> The voting committee members unanimously recommended award to the two highest-scoring vendors, Granville Enterprises, LLC dba Supreme Service Company and National Property Institute, LLC.</p> <p><u>Option B - Housing inspection services:</u> With a vote of 4-to-1, the voting committee members recommended award to the two highest-scoring vendors, Granville Enterprises, LLC dba Supreme Service Company and The W Real Estate and Investment Group.</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:**

Option A - General contractor services: The voting committee members unanimously recommended award to the two highest-scoring vendors, Granville Enterprises, LLC dba Supreme Service Company and National Property Institute, LLC.

Option B - Housing inspection services: With a vote of 4-to-1, the voting committee members recommended award to the two highest-scoring vendors, Granville Enterprises, LLC dba Supreme Service Company and The W Real Estate and Investment Group.

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

- **Option A - General Contractor Services**

- **Granville Enterprises, LLC dba Supreme Service Company**

- Granville Enterprises, LLC dba Supreme Service Company has served as general contractor on multiple projects for the Columbus Housing Authority as well as NeighborWorks of Columbus, for which the vendor provided services for six new homes in 2022.
- The vendor is local and works with local suppliers to ensure jobs are completed on time and within budget.
- For 8 years, Granville Enterprises, LLC dba Supreme Service Company was a preferred contractor for Lowe's Home Improvement.
- **Qualifications/Experience:**
  - Granville Enterprises, LLC dba Supreme Service Company is based in Columbus, Georgia.
  - The vendor has been in the construction industry for over 20 years.
  - The vendor possesses a current Residential General Contractor license, issued by the state of Georgia.
- **Below are similar projects completed by the vendor within the last five years:**
  - Housing Authority of Columbus, GA 11/2023 – 12/2023  
Rehabilitation of fire-damaged apartment unit in Wilson Apartments.
  - CHI Asset Management, LLC/Neighbor Works (Columbus, GA) 09/2021 – 12/2022  
Built a total of 6 houses for the 4<sup>th</sup> Avenue development project.
  - New Life Christian Ministry (Buena Vista, GA) 08/2023 – 02/2024  
Complete build-out of church.
  - The Peach Cobbler Factory (Columbus, GA) 04/2023 – 05/2023  
Complete build-out for restaurant.
  - Spine Mountain Physical Therapy (Pine Mountain, GA) 04/2023 – 05/2023

Complete buildout.

- Lowes (Columbus, GA) 01/2015 – 01/2023  
Installed all residential roofing as a subcontractor for Lowes.
- Lowes (Opelika, GA) 01/2015 – 01/2023  
Installed all residential roofing as a subcontractor for Lowes.

○ **National Property Institute, LLC**

- The company appears to have a dedication to affordable housing and has experience with local housing authorities and other community development agencies, as well as the local and federal governments.
- National Property Institute has completed multiple projects for housing organizations in and around Atlanta.
- The vendor is experienced in providing oversight of roles and responsibilities, with proficiency in Land Bank operations.
  
- **Qualifications/Experience:**
  - National Property Institute, LLC was founded in 2004 and is a Georgia limited liability company.
  - The vendor provides project management, property management, asset management, general contracting, general home repairs, new construction, rehabilitation/renovation, and consulting services.
  - The vendor's owner/president possesses a current Residential General Contractor license, issued by the state of Georgia.
  
- Below are similar projects completed by the vendor within the last five years:
  - Sovereign Construction & Development (Atlanta, GA) 12/2022 – 07/2023  
New construction of 1200 sf single-family home.
  - Sovereign Construction & Development (Atlanta, GA) 02/2023 – 07/2023  
Extensive rehab of low income housing, including HVAC, electrical, plumbing, etc.
  - Atlanta Neighborhood Development Partnership (Atlanta, GA) 07/2022 – 02/2023  
Full renovation of single-family home.
  - Atlanta Neighborhood Development Partners (Atlanta, GA) 04/2023 – 12/2023  
Rehab of single-family house.

- DeKalb Housing Authority (Decatur, GA) 05/2019 – 12/2019  
Single-family rehab.

- **Option B – Housing Inspection Services**

- **Granville Enterprises, LLC dba Supreme Service Company**

- Granville Enterprises, LLC dba Supreme Service Company has sufficient experience listed with both corporations and private citizens.
- Commercial and residential inspection experience i.e., churches, insurance claims, etc.
- The vendor has a strong knowledge of code and local regulations.
- The vendor has a high pass rate, indicative of attention to detail and performing internal inspection work before requesting inspections from the City’s Inspections & Code Department.
- **Qualifications/Experience:**
  - Granville Enterprises, LLC dba Supreme Service Company is based in Columbus, Georgia.
  - The vendor has been in the construction industry for over 20 years.
  - The vendor possesses a current Residential General Contractor license, issued by the state of Georgia.
- **Below are similar projects completed by the vendor within the last five years:**
  - Lowe’s (Columbus, GA) 01/2015 – 01/2023  
Inspection services for roofing. Installed all residential roofing as a subcontractor for Lowe’s.
  - Lowe’s (Opelika, GA) 01/2015 – 01/2023  
Inspection services for roofing. Installed all residential roofing as a subcontractor for Lowe’s.
  - 5931 Briarcliff Drive (Columbus, GA) 01/2022 – 8/2022  
Inspections as well as new construction and site development.
  - 9010 GA Hwy 315 (Cataula, GA) 06/2021 – 02/2022  
Inspections as well as new construction and site development.
  - Supreme Property Group (Waverly Hall, GA) 01/2020 - present  
Inspections of rental and inspection properties.
  - Lowe’s (Opelika, GA) 01/2015 – 01/2023  
Inspection services for roofing. Installed all residential roofing as a subcontractor for Lowe’s.

○ **The W Real Estate and Investment Group**

- The W Real Estate and Investment Group has properly trained and certified inspectors.
- The vendor's client history consists of long-term projects.
- The vendor was able to demonstrate a history of completing inspections throughout the metro Atlanta area.
- The vendor has experience with government contracting services.
  
- **Qualifications/Experience:**
  - The W Real Estate and Investment Group has experience in providing real estate, facilities management, construction management, and government contracting services.
  - The vendor is subcontracting with Home Inspection Providers, LLC, which has more than 20 years of experience in the housing inspection industry.
  - An employee of Home Inspection Providers is a certified inspector by the American Society of Home Inspectors (ASHI). The employee has performed over 250 home inspections.
  
- **Below are similar projects completed by the vendor within the last five years:**
  - 5135 Hidden Hills Trace (Stone Mountain, GA)                      01/2020 – 02/2020  
Home inspection services for the sale of the property.
  
  - 402 Milky Way (Stockbridge, GA)    11/2023 – 12/2023  
Home inspection services.
  
  - 951 Shadow Ridge Trail (Lithonia, GA)                                      11/2020 – 12/2020  
Home inspection services.
  
  - 6470 Wright Circle (Sandy Springs, GA)                                      08/2021 – 09/2021  
Home inspection services and report.
  
  - MLO & Associates (Smyrna, GA)    10/2021 – 11/2021  
Home inspection services.

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 have been submitted to the City Manager in a separate memo for informational purposes.

Funds are available in the FY24 Budget: 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 GRANVILLE ENTERPRISES, LLC DBA SUPREME SERVICE COMPANY (COLUMBUS, GA) AND NATIONAL PROPERTY INSTITUTE, LLC (LITHONIA, GA) FOR GENERAL CONTRACTOR SERVICES AND WITH GRANVILLE ENTERPRISES, LLC DBA SUPREME SERVICE COMPANY (COLUMBUS, GA) AND THE W REAL ESTATE AND INVESTMENT GROUP (ATLANTA, GA) FOR 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. VENDOR ENGAGEMENT WILL OCCUR UNTIL ALL FUNDING HAS BEEN EXHAUSTED.**

**WHEREAS**, an RFP was administered (RFP No. 24-0012) and four proposals were received; and,

**WHEREAS**, the proposals submitted by Granville Enterprises, LLC dba Supreme Service Company (Columbus, GA) and National Property Institute, LLC (Lithonia, GA) for general contractor services and the proposals submitted by Granville Enterprises, LLC dba Supreme Service Company (Columbus, GA) and The W Real Estate and Investment Group (Atlanta, 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 Granville Enterprises, LLC dba Supreme Service Company (Columbus, GA) and National Property Institute, LLC (Lithonia, GA) for general contractor services and with Granville Enterprises, LLC dba Supreme Service Company (Columbus, GA) and The W Real Estate and Investment Group (Atlanta, GA) for 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. Funds are available in the FY24 Budget: 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 \_\_\_\_\_, 2024 and adopted at said meeting by the affirmative vote of \_\_\_\_\_ members of said Council.

Councilor Allen voting	_____
Council District 1 Seat voting	_____
Councilor Begly voting	_____
Councilor Cogle voting	_____
Councilor Crabb voting	_____
Councilor Davis voting	_____
Councilor Garrett voting	_____
Councilor Huff voting	_____
Councilor Thomas voting	_____
Councilor Tucker voting	_____

\_\_\_\_\_  
Sandra T. Davis, Clerk of Council

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B.H. “Skip” Henderson III, Mayor