

FIVE POINTS 4 CORPORATION

Date: January 18, 2019

To: Board of Directors

From: Tracee Pross, Secretary/Treasurer

Subject: **AGENDA**
Special Meeting of the Board of Directors
Tuesday, January 22, 2019, 5:00 p.m.
KCDC Main Office, 901 N. Broadway
Knoxville, Tennessee 37917

1. Call to Order.
2. Approval is requested of minutes for the special board meeting held on August 30, 2018. [\(Attached\)](#)

STRATEGIC PLANNING/DEVELOPMENT (Joyce Floyd)

3. Approval is requested to award Contract C19013.B for the construction of 82 affordable housing units for the Five Points Phase 4 to Merit Construction, Inc. [\(Attached\)](#)
4. Adjourn

FIVE POINTS 4 CORPORATION

MEETING MINUTES

The Board of Directors of the Five Points 4 Corporation met on August 30, 2018, at 901 N. Broadway, Knoxville, Tennessee.

Director Winemiller declared a quorum present and called the meeting to order at 5:31 p.m. Those Directors present and absent were:

Present: Director John Winemiller
Director Bob Whetsel

Absent: Director Gloria Garner

Approval of minutes for the annual meeting held on May 31, 2018. **Director Whetsel made a motion to approve. Director Winemiller seconded the motion. All Directors present voted "Aye."**

Approval to to award Contract C19004 for architectural and engineering services with BarberMcMurry Architects LLC. **Director Whetsel made a motion to approve. Director Winemiller seconded the motion. All Directors present voted "Aye."**

With no further business to come before the Board, the meeting adjourned at 5:33 p.m.

Approved:

Benjamin M. Bentley, President

ATTEST:

Approved:

Tracee B. Pross, Secretary/Treasurer



BOARD ACTION FORM

| | |
|---|---|
| MEETING DATE | January 22, 2019 |
| AGENDA ITEM DESCRIPTION | Approval is requested to award Contract C19013.B for the construction of 82 affordable housing units for Five Points 4 to Merit Construction, Inc. |
| SUBMITTED BY | Name & Title: Joyce Floyd, VP Strategic Planning and Development Department: Executive Management |
| MEETING TYPE | <input checked="" type="checkbox"/> Regular <input type="checkbox"/> Special |
| AGENDA CLASSIFICATION | <input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Regular |
| BUDGET / FINANCIAL IMPACT | Budgeted: \$15,250,000 Expenditure: \$15,038,957 Source of Funds: LIHTCs, Home Federal CITC Loan, KCDC Internal Funds |
| APPROVAL/REVIEWS | <input checked="" type="checkbox"/> Department Head /Vice President <input checked="" type="checkbox"/> Budget/Finance <input type="checkbox"/> Legal Counsel Name of Reviewer: _____ <input checked="" type="checkbox"/> Executive Director/CEO <input checked="" type="checkbox"/> Other - Name & Title: Procurement Dir. |
| STAFF RECOMMENDED ACTIONS | Approve: <input checked="" type="checkbox"/> Deny: <input type="checkbox"/> Defer: <input type="checkbox"/> |
| <u>BACKGROUND</u> | |
| <p>1. What's the objective of the requested action? To execute a contract with Merit Construction, Inc. for construction of 82 units in Five Points 4. Contract was awarded to lowest bid for both Infrastructure and Construction combined. Schedule of values is being vetted at this time for possible work to be adjusted to Infrastructure but will remain the same in grand total at \$17,193,649.</p> <p>2. Why is the action needed now? To allow for construction to begin immediately upon estimated HUD/equity closing.</p> <p>3. Who are the parties involved and what are their roles (if appropriate)? Merit Construction, Inc.-Construction; BarberMcMurry-A/E; Partners Development-Owner's Representative; Five Points 4 Corp-GP</p> <p>4. What are the long term and short term exposures to KCDC? There are no short or long term exposures to KCDC outside normal contractual guarantees.</p> | |
| HISTORICAL / TRANSACTIONAL INFORMATION (who, when, where) | This is Phase 4 of the Five Points Master Plan which has been developed in 4 separate Phases. Phases 1 and 2 are completed, Phase 3 is on schedule for completion this summer. |
| ATTACHMENTS | Bid tabulation form |



Benjamin M. Bentley, President

901 N. Broadway • Knoxville, TN 37917
 865.403.1100 • Fax 865.403.1117
 800.848.0298 (Tennessee Relay Center)
www.kcdc.org

TO: The FP4C Board
FROM: Tracee B. Pross, Secretary
DATE: January 16, 2019
SUBJECT: Authorization to award Contract C19013.B for the construction of 82 affordable housing units for Five Points Phase 4 to Merit Construction, Inc.

KCDC's Procurement Policy requires written formal solicitations (publicly advertised and opened) in all cases where the aggregate cost of the item(s) or service(s) requested is \$25,000 or more. Staff requests Board approval of the following recommendation.

| | |
|-------------------------------|---|
| Scope of Work | Construction Work for the Affordable Housing Development at Five Points Phase 4. |
| Funding Source | LIHTCs, Home Federal CITC Loan, KCDC Internal Funds |
| Total Award Amount | \$15,038,957.00 is the approximate portion of the overall bid amount for construction. Construction and infrastructure work were bid as a package. |
| Review Committee | Joyce Floyd, Vice President of Strategic Planning & Development Orlando Diaz, Vice President of Operations for Partners (KCDC's agent) Terry McKee, IT and Procurement Director |
| Nature of Solicitation | Formal Sealed Bid |

| Company | Infrastructure | Construction | Total Bid | Recommended |
|--------------------------------|-----------------------|------------------------|------------------------|-------------|
| J.A. Fielden | \$5,432,427.00 | \$12,569,198.00 | \$18,001,625.00 | No |
| Jenkins & Stiles | \$1,399,242.00 | \$18,595,000.00 | \$19,994,242.00 | No |
| Merit Construction Inc. | \$2,154,692.00 | \$15,038,957.00 | \$17,193,649.00 | Yes |

| This solicitation was distributed to: | |
|---|---|
| KCDC's Web Page | KCDC's Registered Vendors |
| Associated Construction Women* | Associated General Contractors of Tennessee |
| Black Contractors Association+ | Construction Market Data |
| Dodge Data & Analytics | Hispanic Chamber of Commerce+ |
| Knox County's Supplier Diversity Office+ | Knoxville Area Urban League+ |
| Knoxville Builder's Exchange | Knoxville Chamber Partnership |
| Knoxville's EBOP Office+ | SCORE |
| SERC | Tennessee Small Business Development Center |
| Tennessee Minority Supplier Development Council+ | Small Business Administration* |
| U.S. Department of Commerce Minority Business Development Agency+ | |

* Denotes an organization promoting/assisting Woman Owned Businesses

+ Denotes an organization promoting/assisting Disadvantaged or Minority Owned Businesses

GENERAL PARTNER OF FIVE POINTS 4 LP

