

RESOLUTION MEMORANDUM

March 18, 2026

TO: Board of Commissioners
Richmond Redevelopment and Housing Authority

FROM: Steven A. Nesmith
Chief Executive Officer/Secretary

SUBJECT: RESOLUTION 2026-13– APPROVAL TO EXECUTE MULTIPLE CONTRACTS FOR VACANCY REDUCTION SERVICES

Executive Summary

The purpose of this resolution is to authorize the Chief Executive Officer to execute multiple contracts for Vacancy Reduction Services. RRHA sought bids from responsible and responsible bidders to establish multiple contracts for Vacancy Reduction Services, including, but not limited to, cleaning, painting, maintenance, and repairs of vacant units in RRHA’s public housing communities. Contractors are responsible for all labor, materials, supplies, equipment, transportation, etc. The funding for these activities will come from capital funding, and each contractor will be issued a task order assigning units that they will be required to bid on.

Background

RRHA issued an Invitation for Bid (“IFB”) on February 5, 2026. The IFB was posted to eVA, Virginia’s e-procurement marketplace, where potential contractors were notified. A mandatory Pre-Bid Conference was held on February 18, 2026, at 10:00 AM to discuss extensive changes to the to the scope and for the vendors to ask questions. The bids for these services, RRHA File 2026-06, were due on March 9, 2026, at 2:00 PM. Nine (9) bidders responded to the IFB, and seven (7) of the bidders have been determined to be responsive and responsible bidders. All but one of the seven (7) chosen vendors are classified as minority vendors.

Section 3 Compliance

The work to be performed under this contract is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended by the Housing Community Development Act of 1992 (Section 3). The purpose of Section 3 is to ensure that employment and other economic opportunities generated by HUD assistance or HUD-assisted projects covered by Section 3 that are awarded to contractors/subcontractors receiving Public Housing Financial Assistance are adhered to. Each of the awarded vendors has signed the Section 3 compliance clause as part of their submissions, thereby agreeing to comply with Section 3 regulations.

Policy Considerations

The recommended action complies with applicable HUD procurement regulations, the Virginia Public Procurement Act, and the RRHA Policy.

Recommendation

It is therefore recommended that adoption of the attached resolution which authorizes Steven B. Nesmith, Chief Executive Officer, or his designee, to execute the contracts for seven (7) responsive and responsible bidders: Jefferson Interior Systems, H&H Real Estate Development, BA Construction, Wilder Construction, Plumber Near Me, Stuart's Contracting, and CarmelFJ Co in an amount not to exceed \$2,200,000.00 total between all seven (7) contractors for the initial one-year contract and four (4) one-year renewal options for Vacancy Reduction Services.

RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY

PROPOSED RESOLUTION

Meeting Date: March 18, 2026

Resolution No. 2026-13

TITLE: RESOLUTION APPROVING CONTRACTS FOR VACANCY REDUCTION SERVICES BETWEEN THE RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY AND JEFFERSON INTERIOR SYSTEMS; DE CONTRACTORS, H&H REAL ESTATE DEVELOPMENT; AND BA CONSTRUCTION AND AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO EXECUTE THE CONTRACTS ON BEHALF OF RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY

WHEREAS, the Richmond Redevelopment and Housing Authority (“RRHA”) issued an Invitation for Bid (“IFB”) on February 5, 2026, for Vacancy Reduction Services (“the Services”);

WHEREAS, RRHA staff reviewed the nine (9) bids and determined seven (7) were deemed responsive and responsible. Those vendors are Jefferson Interior Systems, H&H Real Estate Development, BA Construction, Wilder Construction, Plumber Near Me, Stuarts Contracting, and CarmelFJ, and

WHEREAS, RRHA desires to execute a contract withall said vendors for an initial one-year term and four (4) one-year renewal options not to exceed \$2,200,000.00, the total value of the contracts; and

WHEREAS, it is necessary for the Board of Commissioners of RRHA to take appropriate official action to approve the contracts and to authorize the Chief Executive Officer to execute the contracts on behalf of RRHA for Vacancy Reduction Services with these seven (7) contractors where the total value of all contracts will not exceed \$2,200,000.00.

NOW, THEREFORE, BE IT FURTHER RESOLVED by the Board of Commissioners of RRHA that Steven Nesmith, in his capacity as Chief Executive Officer or his designee, is authorized to approve the contracts for these seven (7) companies not to exceed a total of \$2,200,000.00.

Approved by: Steven B. Nesmith
Chief Executive Officer

Date: March 13, 2026

COMMISSIONERS' ACTION

RESOLUTION #: 2026-13

Approved _____
Date

Disapproved _____
Date

Tabled _____
Date

Withdrawn _____
Date

SIGNED:

Eddie L. Jackson, Jr., Chair
RRHA Board of Commissioners

Votes Recorded				
Commissioner	Aye	Nay	Abstain	Absent
Eddie L. Jackson, Jr.				
Charlene Pitchford				
Dyanne Broidy				
Kyle R. Elliott				
Barrett Hardiman				
W.R. "Bill" Johnson, Jr.				
Gregory Lewis				
Marika McCray				
Harold Parker, Jr.				