

RESOLUTION NO. _____

AUTHORIZATION TO AWARD A CONTRACT FOR FIRE SPRINKLER SERVICE

Item No. 5B

WHEREAS, the Louisville Metro Housing Authority is required by HUD to provide full maintenance service on all fire sprinklers at 1101-1107 Payne (Basement Area), 1536-1538 Garland (Rear In Basement Area), 2213-2215 Bolling (Basement Area), 302-314 N. 19th St. (Basement Area), 328 N. Birchwood Ave., 500 East Jefferson Street, 520 West Breckinridge, 801 E. Broadway Bldg., 906 & 908 S. 6th Street, 922, 924 & 926 Ormsby, Avenue Plaza (400-420 S. 8th Street – High Rise), Will E. Seay Plaza (4314 Bishop Lane - High Rise), California Day Care (1705 So. 13th Street), Dosker Manor A (413 E. Muhammad Ali Blvd - High Rise), Dosker Manor B (409 E. Muhammad Ali Blvd – High Rise), Dosker Manor C (415 E. Muhammad Ali Blvd – High Rise), Lourdes Hall (735 Eastern Parkway - High Rise), Mabel Wiggins Family Investment Center (1411 Algonquin Parkway), St. Catherine Court (1114 S. 4th St. - High Rise), The United Building (Section 8 Building), Vine Street Office, Parkway Community Center Office, and Maintenance Shop; and

WHEREAS, the Authority has allocated funds for a fire sprinkler testing, inspection, and service contract in its fiscal year 2023 Operating Budget; and

WHEREAS, specifications were developed, advertised April 18, 2018, and bids were received on May 8th, 2018 for fire sprinkler service at various sites; and

WHEREAS, staff reviewed the bids received and determined Johnson Control (Simplex Grinnell) to be the most responsive and responsible bid received; and

WHEREAS, Johnson Control (Simplex Grinnell) was awarded the contract for one (1) year, with four (4) one-year renewal options; and

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WHEREAS, Johnson Control (Simplex Grinnell) has exercised the initial one-year contract, first, second, and third one-year renewal options; and

WHEREAS, LMHA and Johnson Control (Simplex Grinnell) would like to exercise the fourth (final) one-year renewal option.

NOW, THEREFORE, BE IT RESOLVED BY THE LOUISVILLE METRO HOUSING AUTHORITY BOARD OF COMMISSIONERS, that the Executive Director and Contracting Officer, Lisa Osanka, is hereby authorized to enter into a contract with Johnson Control (Simplex Grinnell) for fire sprinkler testing, inspection and service for the period beginning July 1, 2022 through June 30, 2023 in the amount of \$33,764.

RESOLUTION BACKGROUND STATEMENT

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I. STATEMENT OF FACTS:

LMHA and Johnson Control (Simplex Grinnell) have had a service agreement for many years to provide fire sprinkler testing, inspection, and service at various LMHA sites. Johnson Control (Simplex Grinnell) has been responsive in making those repairs. Fire sprinkler work must be accomplished by a technician certified by the State of Kentucky in order to comply with state and local fire codes. New sites have been added over the years as new properties have been acquired.

LMHA previously obtained fire sprinkler services through a State Contract with Johnson Control (Simplex Grinnell). Johnson Control (Simplex Grinnell) no longer held the State Contract, so it was necessary that LMHA staff develop specifications and advertise for bids for the fire sprinkler services. Advertisements went out on April 18, 2018 and the following bids were received on May 8, 2018:

<u>Vendor</u>	<u>Bid</u>
Johnson Control (Simplex Grinnell)	\$33,764
Dalmation Fire Inc.	\$78,195

II. ALTERNATIVES:

- A. Award a contract renewal for fire sprinkler service to Johnson Control (Simplex Grinnell) in the amount of \$33,764 annually.
- B. Do not approve the contract renewal.

III. RECOMMENDATION:

Staff recommends Alternative "A".

IV. JUSTIFICATION:

- Johnson Control (Simplex Grinnell) is qualified to perform the required services and has provided services to LMHA since 2007.

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IV. JUSTIFICATION (cont'd):

- The contract with Johnson Control (Simplex Grinnell) will provide uninterrupted continuation of maintenance, service, and annual certification of LMHA's fire sprinkler systems.
- Johnson Control (Simplex Grinnell) has the specialized training, technological expertise and parts necessary to provide service to a system that utilizes the latest technology.
- Johnson Control (Simplex Grinnell) has been responsive to service calls and has satisfactorily performed services both this past year and previous years while under contract with LMHA.

LMHA staff completed the Contract Renewal Evaluation Form. This vendor received an overall rating of Average (Above Average/Average/Below Average).

V. BUDGET APPROVAL:

Funds were allocated for a fire sprinkler testing, inspection, and service contract in the 2023 Operating Budget.

Aaron Dean, Director of Finance

Date

VI. PROCUREMENT CERTIFICATION:

This is to certify that the authorization for the fire sprinkler testing, inspection, and service contract is in accordance with the procurement policies of the Louisville Metro Housing Authority.

Steve Webb, Purchasing Agent

Date

Submitted by: Ucresia Sistrunk, Director of Property Management and
Greg Crum, Assistant Director of Property Management
June 21, 2022