

RESOLUTION NO. _____

**AUTHORIZATION FOR THE EMERGENCY PROCUREMENT FOR REPLACEMENT
OF DECK AND STAIRS AT NORBROOK APARTMENTS 4506 - 4522 FEGENBUSH
LANE**

Item No. 5C

WHEREAS, funds have been identified from the U.S. Department of Housing and Urban Development under the Capital Fund Program to award a contract to Daleos Construction for the emergency replacement of the deck and stairs that provides access to Norbrook Apartments on the second floor located at 4506 – 4522 Fegenbush Lane; and

WHEREAS, LMHA’s review of the deck and stairs conclude these structures have become structurally unsecure and should be replaced as soon as practical to assure the continued functional access to the units located in these properties; and

WHEREAS, on August 1, 2022, Executive Director, Lisa Osanka deemed an emergency procurement as a result of the condition of the deck and stairs not being sound; and

WHEREAS, the sealed bid process was not followed due to this emergency; however, the Capital Improvements Department obtained a quote from an experienced contractor to perform the needed repairs; and

WHEREAS, the quote submitted by Daleos Construction, an MBE firm, was reasonable, responsive and staff found them to be well qualified to perform the required replacement work.

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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, after the fact because of the emergency, to award a contract to Daleos Construction to replace the deck and stairs at Norbrook Apartments for the amount of \$39,800.00.

RESOLUTION BACKGROUND STATEMENT

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I. STATEMENT OF FACTS:

The Louisville Metro Housing Authority is required by building codes, housing codes and HUD Regulations to keep our properties in a clean and safe condition, to include addressing repairs that effect the potential health and safety of our residents.

LMHA's Property Management and Capital Improvements Department evaluated the deck and stairs at Norbrook Apartments, 4506 – 4522 Fegenbush Lane and determined them not to be structurally sound. In conclusion it was determined these structures needed to be replaced as soon as practical to assure the continued use and functional access to the units. An authorization to perform the replacement of these stairs as an emergency procurement was consequently obtained by the team.

The Capital Improvements Department obtained a price from Daleos Construction to do the required work. The bid based on replacing the structures as they were originally built, is as follows:

<u>Vendor</u>	<u>Bid</u>
Daleos Construction (MBE)	\$39,800.00

Based on this information, the job was awarded to Daleos Construction.

The information presented in this Statement of Fact was developed by the Property Management and Capital Improvement Departments.

II. ALTERNATIVES:

- A. Approve the resolution for the emergency procurement to replace the deck and stairs.
- B. Do not approve the resolution for the emergency procurement at this time.

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III. RECOMMENDATION:

Staff recommends Alternative "A"

IV. JUSTIFICATION:

- LMHA's review of the deck and stairs located at Norbrook Apartments located at 4506-4522 Fegenbush Lane concluded that the exterior deck and stairs should be replaced as soon as practical.
- Access to the units located in these properties is done via the exterior stairs; consequently, the deck and stairs replacement is required to assure the continued access to the units by residents.
- Daleos Construction is MBE company that is well qualified to do the necessary work.
- The quote submitted by Daleos Construction of \$39,800 was found to be reasonable and justified.
- The emergency procurement to replace the deck and stairs at Norbrook Apartments 4506 – 4522 Fegenbush Lane is necessary to assure continued access to the units by residents.

V. BUDGET APPROVAL:

Funding for this project is provided from Capital Fund Program.

Aaron Dean, Director of Finance

Date

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VI. PROCUREMENT CERTIFICATION:

This procurement complies with the Louisville Metro Housing Authority's procurement policies and procedures.

Steve Webb, Purchasing Agent

Date

Submitted by: Ucresia Sistrunk
Director of Property Management

Greg Crum
Assistant Director of Property Management
September 20, 2022