

RESOLUTION NO. \_\_\_\_\_

**AUTHORIZATION FOR THE EMERGENCY PROCUREMENT  
OF CANOPY SCAFFOLDING AT DOSKER MANOR BUILDING A**

**Item No. 5A**

WHEREAS, on Tuesday September 26<sup>th</sup>, 2023, HUD conducted an inspection at Dosker Manor, which included indoor and outdoor spaces. Subsequent to the inspection, HUD issued a Health and Safety Report that required a twenty-four (24) hour correction timeframe for most listed items including spalling concrete, which is the breaking off in fragments of concrete, from the balconies in Building A.

WHEREAS, as a result of this finding, the LMHA, in accordance with the Procurement Policy under the emergency exception, obtained a quote to purchase approximately 850 feet of canopy scaffolding to be installed around the perimeter of Building A, to shield pedestrians from falling concrete and other debris, as one of the measures to address this deficiency.

WHEREAS, funds have been identified from the U.S. Department of Housing and Urban Development under the Capital Fund Program for the emergency procurement of canopy scaffolding at Dosker Manor Building A.

WHEREAS, the Executive Director, deemed an emergency procurement to purchase canopy scaffolding in response to HUD's Health and Safety Report finding and corrective timeframe.

WHEREAS, the quote submitted by Gribbins Insulation and Scaffolding has been reviewed by staff and found to be reasonable and fair.

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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, is hereby authorized to award a contract to Gribbins Insulation and Scaffolding in the amount of \$200,737 to purchase and install canopy scaffolding at Dosker Manor Building A.

## RESOLUTION BACKGROUND STATEMENT

### AUTHORIZATION FOR THE EMERGENCY PROCUREMENT OF CANOPY SCAFFOLDING AT DOSKER MANOR BUILDING A

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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, including addressing repairs that affect the potential health and safety of our residents.

On September 26<sup>th</sup>, 2023, HUD conducted an inspection and identified various Health and Safety deficiencies that require a twenty-four (24) hour correction timeframe, including spalling concrete, which is the breaking off in fragments of concrete, from the balconies in Building A. As part of the corrective measures for this item, LMHA has installed canopy scaffolding on the ground floor perimeter of Building A to shield ground level sidewalks and entryways of the entirety of Building A at Dosker Manor from possible falling concrete debris.

LMHA will also make repairs to spalling areas in the concrete balconies that were identified by the HUD inspection, but these repairs could take over a year to be completed.

Because HUD requires LMHA to address the Health and Safety concern within 24 hours. LMHA, in accordance with the Procurement Policies, has obtained authorization to purchase and install the canopy scaffolding as an emergency procurement from Gribbins Insulation and Scaffolding in the amount of \$200,737.

#### II. ALTERNATIVES:

- A. Approve the resolution for the emergency procurement to purchase and install canopy scaffolding to shield pedestrians on the ground at Dosker Manor Building A.
- B. Do not approve the resolution for the emergency procurement currently.

#### III. RECOMMENDATION:

Staff recommends Alternative "A."

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#### IV. JUSTIFICATION:

- HUD's inspection identified the spalling from concrete balconies as a deficiency that requires a twenty-four (24) hour correction.
- Permanent repairs of the balconies would take over a year to be completed. In order to be responsive to HUD's requirements to address the Health and Safety deficiency, LMHA must contract to purchase and install the canopy scaffolding.
- LMHA's review of the concrete spalling at Dosker Manor concluded that falling debris poses a significant risk to anyone that resides in, is employed at this location, or is a visitor. Canopy scaffolding was the best possible solution to the safety of everyone on site until permanent repairs can be made.
- In compliance with LMHA's and HUD's Procurement Policies, the Executive Director and Contracting Officer, issued a Declaration of Emergency Procurement.
- The Emergency Procurement to purchase and install canopy scaffolding, using the Emergency Procurement Method, and citing exceptions 2 CFR 200.320(c)(3), is necessary for safe entry, exit, and movement around the exterior of Dosker Building A.

#### V. BUDGET APPROVAL:

Funding for this project is provided from the Capital Fund Program.

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Jeffrey Ralph, Director of Finance

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Date

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**VI. PROCUREMENT CERTIFICATION:**

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

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Steve Webb, Purchasing Agent

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Date

Submitted by: Morgan Ferguson, Program Manager  
Norma Ward, Director, Capital Improvements Dept.  
October 17<sup>th</sup>, 2023