

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

**AUTHORIZATION FOR THE EMERGENCY PROCUREMENT  
TO REPLACE/REPAIR FIRE PUMP CONTROLS AND TRANSFER SWITCH  
AT DOSKER MANOR**

Item No. 5G

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 Johnson Controls for the emergency replacement/repair of the fire pump controls and transfer switch at Dosker Manor (Building C) located at 415 E. Muhammad Ali Blvd; and

WHEREAS a recent inspection conducted by LMHA maintenance staff with technicians from Johnson Controls concluded that replacement/repair of the fire pump controls, and transfer switch were necessary to assure continued functional and safe operation of the fire control system and transfer switch located in this property; and

WHEREAS, Executive Director, Lisa Osanka, in strict compliance with LMHA's and HUD's Procurement Policies, issued a Declaration of Emergency Procurement, due to public exigency, matters relative to "the public's health, welfare, and safety to residents," in addition to implementing necessary measure to avoid an emergency event; and

WHEREAS LMHA's Procurement Policy allows non-competitive proposals when an emergency is declared. Johnson Controls currently holds the Planned Service Agreement for Fire Service under state contract master agreement 758 2100000966, and a price has been quoted under the terms of that Agreement; and

WHEREAS, this quote submitted by Johnson Controls was deemed to be reasonable by the Authority's Manager of OSHA/Safety/Security & Investigations and the Assistant Director of Property Management; and Staff also determined Johnson Controls to be well qualified to perform the required replacement/repair 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 to award a contract to Johnson Controls to replace/repair the fire pump controls and transfer switch at Dosker Manor (Building C) located at 415 E. Muhammad Ali Blvd for \$44,200.00.

## RESOLUTION BACKGROUND STATEMENT

### **AUTHORIZATION FOR THE EMERGENCY PROCUREMENT TO REPLACE/REPAIR FIRE PUMP CONTROLS AND TRANSFER SWITCH AT DOSKER MANOR**

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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 properties in a clean and safe condition, to include addressing repairs that may have the potential to affect the health and safety of our residents. In that regard, the fire pump controls and transfer switch at the Dosker Manor (Building C) housing development need to be replaced/repared immediately to assure the continued functional and safe operation of the buildings fire control system and transfer switch.

LMHA's review of the existing fire pump controls and transfer switch located at Dosker Manor (Building C) concluded that the fire pump controls, and transfer switch should be replaced/repared as soon as practical. A recent inspection by Johnson Control technicians and LMHA staff revealed that the fire pump controls, and transfer switch have failed and pose a risk to the continued safety of LMHA residents, visitors, and staff.

Public emergency in addition to serious threats to the public's health, welfare, and safety due to equipment failure, and the potential for an emergency event, will not justify further delay in award of a contract to perform the needed replacement/ repair work resulting from having to solicit this project under the Competitive Procurement Method.

In strict compliance with LMHA's and HUD's Procurement Policies, the Executive Director issued a Declaration of Emergency Procurement and LMHA staff proceeded to solicit a non-competitive proposal to perform work under exception 2 CFR 200.320 (c)(3).

#### **II. ALTERNATIVES:**

- A. Approve the resolution for the emergency procurement to replace/repair the fire pump controls and transfer switch at Dosker Manor (Building C) located at 415 E. Muhammad Ali Blvd.
- B. Do not approve the resolution for the emergency procurement currently.

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**III. RECOMMENDATION:**

Staff recommends Alternative "A."

**IV. JUSTIFICATION:**

- LMHA's recent inspection of the fire pump controls and transfer switch located at 415 E. Muhammad Ali Blvd. revealed that the fire pump controls, and transfer switch have failed and pose a serious risk to the continued safety of LMHA residents, visitors, and staff.
- In strict compliance with LMHA's and HUD's Procurement Policies, the Executive Director and Contracting Officer, Lisa Osanka, issued a Declaration of Emergency Procurement.
- The Emergency Procurement to replace/repair the fire pump controls and transfer switch at Dosker manor (Building C) using the Non-Competitive Procurement Method and citing exceptions 2 CFR 200.320(c)(3) is critical to assure continued safety by residents, visitors, and staff.
- The proposal submitted by Johnson Controls was deemed reasonable by LMHA staff.

**V. BUDGET APPROVAL:**

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

\_\_\_\_\_  
Jeff Ralph, 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: Matthew W. Swain, Manager  
OSHA Safety/Security & Investigations  
May 16, 2023