

RESOLUTION NO. _____

APPROVAL TO RENEW SECURITY CONTRACT FOR UNIFORMED UNARMED SECURITY SERVICES FOR DOSKER MANOR, AVENUE PLAZA, ST CATHERINE COURT, WILL E SEAY PLAZA, LOURDES HALL, AND UNITED BUILDING

Item No. 5F

WHEREAS, for the past several years and this year, funding has been made available in the Capital Budget to provide security services at Dosker Manor, Avenue Plaza, St Catherine Court, Will E. Seay, Lourdes Hall, United Building, and at other locations on an as needed basis; and

WHEREAS, there continues to be concern by Louisville Metro Housing Authority (LMHA) staff, city officials, and residents regarding the continued safety and security at these locations, making it necessary that security guards are needed to provide ongoing monitoring and security coverage; and

WHEREAS, a Request for Proposal was advertised on June 9, 2022 and BWH Security was the most responsive and responsible bidder at a rate of \$20.25 per hour for Uniformed Unarmed Security Guards for a one-year period with the option for four (4) additional one-year renewals; and

WHEREAS, the initial year is set to expire August 1, 2023; LMHA staff and BWH Security would like to exercise the first renewal option at an increased rate of \$21.21 per hour for unarmed security.

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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 enter into a one-year contract with BWH Security, during the month of August 1, 2023 through the month of July 31, 2024 for Uniformed Unarmed Security Guards at Dosker Manor, Avenue Plaza, St Catherine Court, Will E. Seay Plaza, Lourdes Hall, United Building, and at other locations on an as needed basis in an amount not to exceed \$1,686,513.75.

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I. **STATEMENT OF FACTS:**

There continues to be concerns by LMHA staff, city officials, and residents about the specific needs for security at Dosker Manor, Avenue Plaza, St. Catherine Court, Will E. Seay Plaza, Lourdes Hall, and United Building and the need for Uniformed Unarmed Security Guards.

The language in the LAGIT Coverage Contract requires 40 hours of continued education, range training, and annual qualification for armed security guards. The cost associated with maintaining these standards outweighs the benefits of contracting Uniformed Armed Security Guards at our LMHA sites.

This contract provides for Unarmed Security Services only. LMHA Staff (Matt Swain, Greg Crum and Norma Ward) have reviewed BWH Security's proposed fee increase for the work and found it to be acceptable.

LMHA staff has been pleased with BWH Security's work performance in the last year, and the vendor has received an overall rating of Average (Above Average/Average/Below Average).

Since no subcontractors are involved, the MWDBE goals do not apply; Section 3 Regulations do not apply for any professional services, such as security services.

II. **ALTERNATIVES:**

A. Renew the contract with BWH Security for an additional year for an amount not to exceed \$1,686,513.75.

B. Do not approve the contract renewal.

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III. RECOMMENDATION:

Staff recommends Alternative "A."

IV. JUSTIFICATION:

- BWH Security is qualified to perform the required services. In addition to being the most responsive bidder, they have a good work record and have experience as confirmed through numerous references.
- The \$21.21 hourly rate proposed by BWH Security has been reviewed by staff (Matt Swain, Greg Crum and Norma Ward) and found to be reasonable and acceptable.
- The Procurement Committee found the proposal submitted by BWH Security was the most reasonable and responsive proposal for the work to be performed.
- Per KRS 503.070 an armed security guard does not possess any more authority to use deadly force than a citizen of the Commonwealth of Kentucky.

V. BUDGET APPROVAL:

Funding for this service has been identified in the 2022 Capital Budget.

Jeffrey Ralph, Director of Finance

Date

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VI. PROCUREMENT CERTIFICATION:

The approval of a security contract follows the Louisville Metro Housing Authority Procurement Policies and Procedures.

Steve Webb, Purchasing Agent

Date

Submitted by: Matthew W. Swain
OSHA/Security & Investigations, Manager
July 18, 2023