

RESOLUTION NO. _____

**AUTHORIZATION FOR THE RENEWAL FOR
ELEVATOR MAINTENANCE SERVICE CONTRACT**

Item No. 5

WHEREAS, the Louisville Metro Housing Authority is required to provide maintenance service on all elevator equipment at Dosker Manor, Building “A”, “B”, and “C”, St. Catherine Court, Avenue Plaza, Lourdes Hall, Will E. Seay Plaza, the United Building, Temple Spears, Sheppard Square, and St. Martins for passenger and freight elevators; and

WHEREAS, Oracle Elevator Holdco, Inc. who currently holds the state contract (MA# 758200000769, Expiration April 2025) for this type of work, presented a quote of \$61,200 annually for contracted maintenance service, \$175.00/regular hour and \$262.50/overtime hour for non-contract service with a fee of \$90.00 per trip charge.

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 the elevator maintenance service contract to Oracle Elevator Holdco, Inc. for a period beginning September 1, 2023 through August 31, 2024 for a total amount not to exceed \$250,000 annually.

RESOLUTION BACKGROUND STATEMENT

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I. STATEMENT OF FACTS:

LMHA is required to provide maintenance service on all elevator equipment. Oracle Elevator Holdco, Inc. meets all the requirements to honor an elevator maintenance contract with the LMHA; they currently hold the state contract. Based on their qualifications, they have the ability to provide the elevator maintenance service to Dosker Manor, Building "A", "B", and "C", St. Catherine Court, Avenue Plaza, Lourdes Hall, Will E. Seay Plaza, the United Building, Temple Spears, Sheppard Square and St. Martins for passenger and freight elevators.

II. ALTERNATIVES:

- A. Approve the maintenance contract with Oracle Elevator Holdco, Inc.
- B. Do not approve the maintenance contract with Oracle Elevator Holdco, Inc.

III. RECOMMENDATION:

Staff recommends Alternative "A."

IV. JUSTIFICATION:

Procurement for an elevator maintenance service contract is imperative to the overall operations at LMHA. LMHA is required to provide maintenance service on all elevator equipment. Oracle Elevator Holdco, Inc. meets all the specifications and qualifications to perform the required services.

During the current contract period approximately \$119,052.40 has been spent.

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

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V. BUDGET APPROVAL:

Funding for this service has been identified in the 2024 Operating Budget.

Jeffrey Ralph, Director of Finance

Date

VI. PROCUREMENT CERTIFICATION:

The approval of the elevator maintenance contract is in compliance with the Louisville Metro Housing Authority Procurement Policies and Procedures.

Steve Webb, Purchasing Agent

Date

Submitted by: Ucesia Sistrunk, Director of Property Management
 Greg Crum, Assistant Director of Property Management
 August 15, 2023