

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

**AUTHORIZATION TO AWARD A CONTRACT FOR A FIRE SPRINKLER SERVICE,  
FIRE ALARM SYSTEM TESTING, INSPECTION AND SERVICE CONTRACT**

**Item No. 5E**

WHEREAS, the Louisville Metro Housing Authority is required by HUD to provide full maintenance service on all fire sprinklers at 1101-1107 Payne (Basement Area), 1536-1538 Garland (Rear In Basement Area), 2213-2215 Bolling (Basement Area), 302-314 N. 19<sup>th</sup> St. (Basement Area), 328 N. Birchwood Ave., 500 East Jefferson Street, 520 West Breckinridge, 801 E. Broadway Bldg., 906 & 908 S. 6<sup>th</sup> Street, 922, 924 & 926 Ormsby, Avenue Plaza (400-420 S. 8<sup>th</sup> Street – High Rise), Will E. Seay Plaza (4314 Bishop Lane - High Rise), Dosker Manor A (413 E. Muhammad Ali Blvd - High Rise), Dosker Manor B (409 E. Muhammad Ali Blvd – High Rise), Dosker Manor C (415 E. Muhammad Ali Blvd – High Rise), Lourdes Hall (735 Eastern Parkway - High Rise), Mabel Wiggins Family Investment Center (1411 Algonquin Parkway), St. Catherine Court (1114 S. 4<sup>th</sup> St. - High Rise), The United Building (Section 8 Building), Parkway Community Center Office, and Maintenance Shop; and

WHEREAS, HUD requires the Louisville Metro Housing Authority to provide full maintenance service on all fire alarm equipment at Parkway Place Management Office and Maintenance Shop, Dosker Manor-Buildings “A,” “B”, and “C”, St. Catherine Ct., Avenue Plaza, Lourdes Hall, Will E. Seay Plaza, Parkhill Recreational Center, Mabel W. Wiggins Family Investment Center, 801 East Broadway, Baxter Community Center, St. Martin Apartments, 500 Jefferson St., H Temple Spears, the United Building; and Sheppard Square; and

WHEREAS, the Louisville Metro Housing Authority has allocated funds for a fire sprinkler service, fire alarm system testing, inspection, and service contract in its fiscal year 2025 Operating Budget; and

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WHEREAS, Alpha Energy Solutions holds the state contract (MA #758 2100000965, #758 2100000019) for this type of service for an amount not to exceed \$205,850.00.

NOW, THEREFORE, BE IT RESOLVED BY THE LOUISVILLE METRO HOUSING AUTHORITY BOARD OF COMMISSIONERS, that the Executive Director and Contracting Officer, Elizabeth Strojan, is hereby authorized to award the fire sprinkler service, fire alarm system testing, inspection and service contract with Alpha Energy Solutions for the period beginning July 1, 2024 through June 30, 2025 in the amount of \$205,850.00.

## RESOLUTION BACKGROUND STATEMENT

### **AUTHORIZATION TO AWARD A CONTRACT FOR A FIRE SPRINKLER SERVICE, FIRE ALARM SYSTEM TESTING, INSPECTION AND SERVICE CONTRACT**

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#### **I. STATEMENT OF FACTS:**

LMHA and Alpha Energy Solutions have worked together for several months to provide fire alarm system testing, inspection, and service at various LMHA sites. Alpha Energy Solutions has been responsive in making those repairs. Fire alarm system work must be accomplished by a technician certified by the State of Kentucky in order to comply with state and local fire codes. New sites have been added over the years as new properties have been acquired.

Bids were not required because Alpha Energy Solutions is on a state contract (MA #758 2100000965 #758 2100000019).

Alpha Energy Solutions complies with the requirements of Executive Order 11246, as amended, relating to equal employment opportunity and affirmative action; Executive Order 1213 relating to small and minority business enterprises; the Americans with Disabilities Act; the Rehabilitation Act of 1974, 41CFR 60-711 relating to employment of Disabled Persons; and, Executive Order 11701, 41CFR 60-250 relating to the Employment of Vietnam Era Veterans.

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

A. Award a contract for a fire sprinkler service, fire alarm system testing, inspection, and service contract with Alpha Energy Solutions for one year in the amount of \$205,850.

B. Do not approve the contract.

#### **III. RECOMMENDATION:**

Staff recommends Alternative "A."

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#### IV. JUSTIFICATION:

- The contract with Alpha Energy Solutions will provide uninterrupted continuation of maintenance, service, and annual certification of LMHA's fire sprinkler service and fire alarm system.
- Alpha Energy Solutions has the specialized training, technological expertise, and parts necessary to provide a service to a system that utilizes the latest technology.
- Alpha Energy Solutions has been responsive to service calls and has satisfactorily performed services for the past several months.
- During the current contract period \$152,862.13 has been spent with the previous vendor (Johnson Controls).

The following reflects premiums paid by LMHA for the previous contract periods:

July 1, 2022 – June 30, 2023	\$256,749.98
July 1, 2021 - June 30, 2022	\$187,594.51
July 1, 2020 – June 30, 2021	\$162,978.68
July 1, 2019 - June 30, 2020	\$349,335.55
July 1, 2018 – June 30, 2019	\$204,780.82

LMHA staff completed the Contract Evaluation Form. Alpha Energy Solutions received an overall rating of **Above Average** (Above Average/Average/Below Average).

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**V. BUDGET APPROVAL:**

Funds were allocated for a fire sprinkler service, fire alarm system testing, inspection, and service contract in the 2025 Operating Budget.

\_\_\_\_\_  
Jeffrey Ralph, Director of Finance

\_\_\_\_\_  
Date

**VI. PROCUREMENT CERTIFICATION:**

This is to certify that the authorization for the fire sprinkler service, fire alarm system testing, inspection, and service contract is in accordance with the procurement policies of the Louisville Metro Housing Authority.

\_\_\_\_\_  
Steve Webb, Purchasing Agent

\_\_\_\_\_  
Date

Submitted by: Greg Crum, Director of Maintenance  
John McGuire, Assistant Director of Maintenance  
May 21, 2024