

RESOLUTION NO. _____

**AUTHORIZATION FOR THE EMERGENCY PROCUREMENT
OF TECHNICAL ADVISORY SERVICES RELATED TO RELOCATION,
REPOSITIONING AND REDEVELOPMENT OF DOSKER MANOR**

Item No. 5G

WHEREAS, rapidly declining conditions at Dosker Manor, including, but not limited to leaking water and sewer lines, mold growth exacerbated by ongoing leaks, recent elevator failures due to flooding caused by suspected arson, escalating violence and other serious safety and security issues, coupled with the estimated cost of \$125M+ costs to bring the site back into good repair, have resulted in the Authority's decision to relocate residents and redevelop the site; and

WHEREAS, given the serious threats to residents' health, welfare and safety posed by these conditions, and the magnitude of the efforts and costs to relocate Dosker Manor residents and redevelop on-and off-site replacement housing in an expeditious manner, the Authority has determined it needs to immediately procure a technical advisor to support our work with HUD, residents, and financial partners; and

WHEREAS, staff followed the Louisville Metro Housing Authority's procurement process for Small Purchases to request five quotes and obtain two responses for these services, however, based on the rates outlined within the responses, the cost for technical advisory services is anticipated to exceed the current Small Purchase limit of \$30,000; and

WHEREAS, Executive Director, Elizabeth Stojan, in strict compliance with LMHA's and HUD's Procurement Policies, issued a Declaration of Emergency Procurement citing exception 2 CFR 200.320©(3) because of the public exigency that exists at Dosker Manor that will not permit any further delays resulting from publicizing a competitive Request for Qualifications for technical advisory services; and

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WHEREAS, the response submitted by Hawkins, Delafield & Wood LLP demonstrated their unique qualifications to support the Authority's relocation and redevelopment work at Dosker Manor and was determined to be price reasonable.

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 a contract to Hawkins, Delafield & Wood LLP in an amount not to exceed \$50,000 for the provision of technical advisory services for the relocation of Dosker Manor residents, and redevelopment of on- and off-site replacement housing.

RESOLUTION BACKGROUND STATEMENT

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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, safe, and habitable condition, to include addressing issues that affect the potential health and safety of our residents.

Due to rapidly declining conditions at Dosker Manor A, B and C Buildings, most notably leaking water and sewer pipes, mold growth exacerbated by these ongoing leaks which continues to reappear despite remediation efforts, recent elevator failures in A Building due to flooding caused by arson, other safety and security concerns – all which endanger the health and safety of our residents – and the excessive costs to bring the buildings back into good repair, (recently estimated by the architectural firm of Sherman Carter Barnhart to be \$125M+), LMHA has ceased moving new residents into Dosker Manor. Simultaneously, the Authority is actively developing plans to relocate all current residents and pursue the potential demolition and redevelopment of Dosker Manor, as well as the adjacent First Link site. To accomplish these tasks in a smooth and expeditious manner that is in accordance with HUD regulations and the Uniform Relocation Act, while maximizing the use of HUD programs and repositioning tools, LMHA sought the services of a technical advisor to support this work.

LMHA solicited competitive quotes to provide these technical advisory services, however, based on the responses, the costs were higher than anticipated, exceeding the Small Purchase limit of \$30,000 currently established within LMHA's Procurement Policy procedures.

Public exigency in addition to serious threats to the public's health, welfare, and safety due to urgency of the site's deteriorating conditions, and the potential for additional emergency events such as the recent elevator failures, will not justify further delay in re-soliciting a Request for Qualifications under the Competitive Procurement Method. Therefore, in strict compliance with LMHA's and HUD's Procurement Policies, the Executive Director issued a Declaration of Emergency Procurement to move forward with plans to contract technical advisory services for Dosker Manor under exception 2 CFR 200.320(c)(3).

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I. STATEMENT OF FACTS (cont'd.):

Based on past consulting contracts with the LMHA and an Internet search, LMHA solicited quotes from the following five firms:

TECHNICAL ADVISORY FIRMS

Quadel	No response
EJP Consulting Group	No response
Schiff Destiny Communications, LLC.	Respectfully declined to respond
Tag Associates	Received response
Hawkins Delafield & Wood LLP	Received response

Hawkins Delafield & Wood LLP was determined to be uniquely qualified to assist based on their longstanding experience, and familiarity with HUD programs and repositioning options, and national experience with Moving to Work agencies. The hourly rate for the HD&W principal performing this work, Rod Solomon, is \$435.

II. ALTERNATIVES:

- A. Approve the resolution for the emergency procurement for technical advisory services for the relocation of Dosker Manor residents and redevelopment of on- and off-site replacement housing.
- B. Do not approve the resolution for the emergency procurement.

III. RECOMMENDATION:

Staff recommends Alternative "A."

IV. JUSTIFICATION:

- LMHA has previously and successfully worked with the principal at this firm, Mr. Rod Solomon, during his tenure with other firms.

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IV. JUSTIFICATION (cont'd):

- HD&W has the availability and capacity to perform the work during the required timeframe.
- LMHA solicited competitive quotes to provide technical advisory services, however, based on the quotes, the costs were anticipated to exceed the Small Purchase limit of \$30,000 currently established within LMHA's Procurement Policy procedures.
- The public exigency that exists at Dosker Manor will not permit any further delay resulting from publicizing a competitive Request for Qualifications.
- In strict compliance with LMHA's and HUD's Procurement Policies, the Executive Director and Contracting Officer, Elizabeth Strojan, issued a Declaration of Emergency Procurement to provide technical advisory services for the relocation of Dosker Manor residents and redevelopment of on-and off-site replacement units using the Non-Competitive Procurement Method, and citing exception 2 CFR 200.320(c)(3) is critical to ensure the health and safety of Dosker Manor residents.
- The proposal submitted by Hawkins Delafield & Wood LLP was determined to be the most responsible and responsive quote received. The qualifications and experience of the technical advisory firms were considered.

V. BUDGET APPROVAL:

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

Jeffrey 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: Wavid Wray
Deputy Executive Director of Finance
May 15, 2024