



April 25, 2018

Agenda Item 1

REPORT TO THE COMMISSIONERS

FROM: Gregory Russ, Executive Director / CEO

SUBJECT: Site Security Improvements at MPHA's Cedars Community

Previous Directives: The Board has previously approved the Capital Fund Program (CFP) Plan for FY 2017 as part of the Agency's 2017 Moving to Work (MTW) Annual Plan.

Resident Council Review/Recommendation: This Report will be discussed with the Resident Advisory Board (RAB) immediately prior to the Board's April 25, 2018 meeting.

Budget Impact: These expenditures will be charged to the Capital Fund Program.

Affirmative Action Compliance: The contractor has signed an Equal Employment Opportunity / Affirmative Action Policy statement. Additionally, the contractor intends to utilize certified WBE and Section 3 subcontractors for portions of the work. MPHA will monitor compliance.

Procurement Review: This Report has been reviewed and approved by the Agency's Contracting Officer.

RECOMMENDATION: It is recommended that the Board of Commissioners authorize the Executive Director or his designee to execute a contract in the amount of \$825,592 with Watson Forsberg for site security upgrades at the Cedars Community campus.

The four highrise buildings that make up the Cedars Community campus are located at 1611 & 1627 South Sixth Street and 620 & 630 Cedar Avenue South. This large, nearly eight-acre campus with 539 residential units is located in the high-density, mixed use Cedar Riverside neighborhood that has significant pedestrian activity around the clock. The location of the campus is such that surrounding destinations invite constant pedestrian trespass through the campus in all directions. These destinations include the mass transit Hiawatha Light Rail stop

along the West border, retail businesses on two sides of the campus, other high-density residential complexes across Sixth Street to the North, and public transportation along Cedar Avenue on the East edge of the property. MPHA continues to experience criminal activity at this site which has threatened and disrupted the lives of our vulnerable resident population that is comprised primarily of elderly and disabled individuals. The goal of these improvements is to transform a completely porous site to one that remains neighbor friendly but limits and controls pedestrian traffic. Additional surveillance cameras and controlled access points along with decorative fencing and other site improvements will increase security in three ways:

- It encourages public traffic to utilize public sidewalks, thereby minimizing pedestrian traffic through the private campus site.
- By limiting access points to the campus it becomes possible to control who has access to the site which in turn reduces who has access to the buildings within the campus.
- It provides a secure outdoor courtyard area for our residents.

On March 10, 2018, an invitation for bids was publicly advertised with a bid due date of April 10, 2018. The following bids were received:

Watson-Forsberg	\$825,592
Frerichs Construction	\$863,887
Knutson Construction	\$905,066

The successful bidder, Watson-Forsberg, has successfully completed several building improvement projects for the agency and staff is confident they will perform well for MPHA on this project. Work is intended to commence in May and complete in August 2018.

This Report was prepared by Laura Dykema, Director of Planning & Development. For further information, please contact Ms. Dykema at (612) 342-1428 or ldykema@mplspha.org.