



March 28, 2018

Agenda Item 1

REPORT TO THE COMMISSIONERS

FROM: Gregory Russ, Executive Director / CEO

SUBJECT: Plumbing and Mechanical Systems Upgrades at 3205 East 37th Street & 3755 Snelling Avenue South

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

Resident Council Review/Recommendation: This Report will be discussed with the Resident Advisory Board (RAB) immediately prior to the Board's March 28, 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 Women and Minority Business Enterprises (W/MBE) 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 \$660,028 with Bredahl Plumbing for plumbing and mechanical systems upgrades at 3205 East 37th Street & 3755 Snelling Avenue South.

The two sister lowrise buildings at 3205 East 37th Street and 3755 Snelling Avenue South currently have original domestic, waste, and vent plumbing that have experienced multiple failures. Additionally, the domestic water heaters have exceeded their useful life and the buildings' ventilation systems need upgrades including new rooftop exhaust fans, make-up air unit duct lines, and system balancing.

On January 18, 2018, an invitation for bids was publicly advertised with a bid due date of February 21, 2018. The following bids were received:

Bredahl Plumbing	\$684,028
US Mechanical (WBE)	\$712,000
Vogel Mechanical (WBE)	\$723,844

After bids were received but prior to MPHA obtaining Board approval for this contract, one of the two domestic water heaters failed at 3205 East 37th Street, and the second was leaking. Due to the urgency of this work, MPHA issued a contract to Bredahl Plumbing for water heater replacement at this site which, of their total bid amount, was assigned a value of \$24,000. Therefore, MPHA is seeking approval for the bid amount less the value of this work, or \$660,028.

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.