



May 23, 2018

Agenda Item 3

## REPORT TO THE COMMISSIONERS

**FROM:** Gregory Russ, Executive Director / CEO

**SUBJECT:** Elevator Capital Improvements

**Previous Directives:** The Board previously approved the Capital Fund Program (CFP) Plan for FY 2018 as part of the Agency's 2018 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 May 23, 2018 meeting.

**Impact on MPHA Budget:** Expenditures will be charge to the Capital Fund Program.

**Affirmative Action Compliance:** The contractor has signed an Equal Opportunity / Affirmative Action Policy statement. Additionally, the contractor intends to utilize certified WBE and MBE suppliers and 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 with All-City Elevator, Inc. in the amount \$1,080,198 for elevator capital improvements at 1206 2<sup>nd</sup> Street NE, 1710 Plymouth Avenue North and 314 Hennepin Avenue.

In 2012, MPHA began a 20-year elevator modernization program. Based on priority, each year MPHA funds major elevator modernization at three highrise sites to ensure its vertical transportation systems are reliable and safe for residents. The elevator equipment and cab finishes at the above referenced buildings are 20+ years old and in need of replacement.



On April 16, 2018, an invitation for bids was publicly advertised with a bid due date of May 10, 2018. The following bids were received:

All-City Elevator	\$1,080,198
Minnesota Elevator	\$1,191,365
Suburban Elevator	\$1,749,000

The successful bidder, All-City Elevator, a local firm, has successfully completed several elevator modernization projects and staff is confident they will perform well for MPHA on this project.

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](mailto:ldykema@mplspha.org).