



October 24, 2018

REPORT TO THE COMMISSIONERS

Agenda Item 1

FROM: Gregory Russ, Executive Director / CEO

SUBJECT: Building Modernization at 2121 Minnehaha Avenue

Previous Directives: The Board has previously approved a Capital Fund Program (CFP) Plan for FY 2018 as part of the Agency's 2018 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 October 24, 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 WMBE and Section 3 subcontractors for at least 30% 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 \$2,100,718 with Frerichs Construction for building modernization at 2121 Minnehaha Avenue.

2121 Minnehaha Avenue is a 110-unit highrise, built in 1972. Like other MPHA properties of this age and construction, it has extensive capital needs with many original building systems and components. The scope of this renovation project consists of plumbing replacement, fire alarm system replacement, and apartment improvements including new kitchen countertops, refrigerators, showers, flooring, and other finishes.

On September 12, 2018, an invitation for bids for General Construction (GC) services was publicly advertised with a bid due date of October 10, 2018. The following bids were received:

Frerichs Construction	\$2,100,718
Knutson Construction	\$2,489,000
Kraus-Anderson Construction	\$2,495,500
Watson-Forsberg	\$2,554,000

The successfully bidder, Frerichs Construction, has completed several similar projects and MPHA staff is confident they will perform well 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.