



November 29, 2018

Agenda Item 2

REPORT TO THE COMMISSIONERS

FROM: Gregory Russ, Executive Director / CEO

SUBJECT: Highrise Elevator Maintenance Services

Previous Directives: The Board previously approved MPHA's 2018 Moving to Work (MTW) Plan which included Elevator Maintenance Services.

Resident Council Review/Recommendation: This Report will be discussed with the Resident Advisory Board (RAB) immediately prior to the Board's November 29, 2018 meeting.

Budget Impact: These expenditures will be charged to high-rise maintenance contracts.

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 and any related documents in the amount of \$2,000,000 with All City Elevator, Inc. for five years for the purpose of providing preventative, call back services, and emergency maintenance repairs.

Elevator preventative maintenance and routine repairs are critical components of MPHA's overall mission of providing high quality and safe housing for residents. Elevators require regular upkeep of essential components such as traction machines, hydraulic units, cables, door operator and controllers. Regular preventative maintenance and upgrades when required are necessary to keep all elevators (23 hydraulic, 56 traction, and 3 platform lifts) in good running condition, in compliance with Minneapolis Regulatory Services, and to provide residents safe and reliable vertical transportation.

On September 21, 2018, a Request for Proposals for Elevator Maintenance Services was publicly advertised with a proposal due date of October 26, 2018. The following proposals were received:

Proposer	5 Year Contract Value
All City Elevator, Inc	\$1,996,740.00
Minnesota Elevator Inc	\$1,936,620.00
Schindler	\$1,924,500.00
Schumacher	\$2,787,600.00
Suburban Elevator	\$2,034,000.00
Thyssenkrupp	\$1,956,211.20

Each Proposal's submittal was evaluated based upon the selection criteria set forth in the RFP which included cost, experience, staff and references. The agency selection committee reviewed and scored the submittals, checked references, and met to form a consensus.

All City Elevator, Inc. was awarded the highest point value by the selection committee.

The successful proposer, All City Elevator, has completed similar services and MPHA staff is confident they will perform well on this project.

This Report was prepared by Tim Gaetz, Assistant Director of Operation. For further information, please contact Mr. Gaetz at (612) 342-1226 or tgaetz@mplspha.org.