

PUBLIC HOUSING AGENCY OF THE CITY OF SAINT PAUL

REPORT TO COMMISSIONERS

**FROM JON M. GUTZMANN
EXECUTIVE DIRECTOR**

REGARDING Lighting Upgrades
At Front, Hamline and Seal Hi-Rises
Contract No. 11-004

DATE May 26, 2010

Staff requests Board approval to award a contract to perform lighting upgrades at Front, Hamline and Seal Hi-Rises (AMP 502) to the lowest responsible bidder, D & G Electric, Harris, MN for the bid amount of \$109,500. The anticipated rebate through the Center for Energy and Environment is \$42,216. A copy of the May 11, 2010 bid tabulation is attached.

The contract work includes replacing or retrofitting the lighting fixtures throughout the common areas of the hi-rises and in select areas of all apartments. The lighting upgrades will increase energy efficiency as well as help to standardize the size and types of fixtures and lamps used. The estimated annual energy savings for the three buildings is \$26,804.

D & G Electric has previously performed satisfactory work for the PHA. Copies of the Employer Information Reports for D&G and the second low bidder, Electric Resource Contractors, are attached.

D & G Electric's bid for the lighting upgrades is 8% above staff's estimate for the work. There are sufficient Non-Routine Operating Budget (NROB) funds available for this contract. D & G Electric plans to meet the Section 3 requirements by awarding 25% of the total amount of subcontracted work to Section 3 businesses.

KLC

Attachments

PUBLIC HOUSING AGENCY OF THE CITY OF SAINT PAUL

REPORT TO COMMISSIONERS

**FROM JON M. GUTZMANN
EXECUTIVE DIRECTOR**

REGARDING Lighting Upgrades
At Iowa, Wilson and Edgerton Hi-Rises
Contract No. 11-005

DATE May 26, 2010

Staff requests Board approval to award a contract to perform lighting upgrades at Iowa, Wilson and Edgerton Hi-Rises (AMP 503) to the lowest responsible bidder, D & G Electric, Harris, MN for the bid amount of \$124,200. The anticipated rebate through the Center for Energy and Environment is \$71,527. A copy of the May 11, 2010 bid tabulation is attached.

The contract work includes replacing or retrofitting the lighting fixtures throughout the common areas of the hi-rises and in select areas of all apartments. The lighting upgrades will increase energy efficiency as well as help to standardize the size and types of fixtures and lamps used. The estimated annual energy savings for the three buildings is \$35,571.

D & G Electric has previously performed satisfactory work for the PHA. Copies of the Employer Information Reports for D&G and the second low bidder, Manor Electric, are attached.

D & G Electric's bid for the lighting upgrades is lower than staff's estimate for the work. There are sufficient Non-Routine Operating Budget (NROB) funds available for this contract. D & G Electric plans to meet the Section 3 requirements by awarding 25% of the total amount of subcontracted work to Section 3 businesses.

KLC

Attachments

PUBLIC HOUSING AGENCY OF THE CITY OF SAINT PAUL

REPORT TO COMMISSIONERS

**FROM JON M. GUTZMANN
EXECUTIVE DIRECTOR**

REGARDING Lighting Upgrades
At Mt. Airy and Valley Hi-Rises
Contract No. 11-006

DATE May 26, 2010

Staff requests Board approval to award a contract to perform lighting upgrades at Mt. Airy and Valley Hi-Rises (AMP 505) to the lowest responsible bidder, D & G Electric, Harris, MN for the bid amount of \$88,500. The anticipated rebate through the Center for Energy and Environment is \$55,390. A copy of the May 11, 2010 bid tabulation is attached.

The contract work includes replacing or retrofitting the lighting fixtures throughout the common areas of the hi-rises and in select areas of all apartments. The lighting upgrades will increase energy efficiency as well as help to standardize the size and types of fixtures and lamps used. The estimated annual energy savings for the three buildings is \$35,441.

D & G Electric has previously performed satisfactory work for the PHA. Copies of the Employer Information Reports for D&G and the second low bidder, Manor Electric, are attached.

D & G Electric's bid for the lighting upgrades is lower than staff's estimate for the work. There are sufficient Non-Routine Operating Budget (NROB) funds available for this contract. D & G Electric plans to meet the Section 3 requirements by awarding 25% of the total amount of subcontracted work to Section 3 businesses.

KLC

Attachments

PUBLIC HOUSING AGENCY OF THE CITY OF SAINT PAUL

REPORT TO COMMISSIONERS

**FROM JON M. GUTZMANN
EXECUTIVE DIRECTOR**

REGARDING Lighting Upgrades
At Wabasha and Exchange Hi-Rises
Contract No. 11-007

DATE May 26, 2010

Staff requests Board approval to award a contract to perform lighting upgrades at Wabasha and Exchange Hi-Rises (AMP 506) to the lowest responsible bidder, Electric Resource Contractors (ERC), Minneapolis, MN for the bid amount of \$66,225. The anticipated rebate through the Center for Energy and Environment is \$31,661. A copy of the May 11, 2010 bid tabulation is attached.

The contract work includes replacing or retrofitting the lighting fixtures throughout the common areas of the hi-rises and in select areas of all apartments. The lighting upgrades will increase energy efficiency as well as help to standardize the size and types of fixtures and lamps used. The estimated annual energy savings for the three buildings is \$14,547.

ERC has previously performed satisfactory work for the PHA. Copies of the Employer Information Reports for ERC and the second low bidder, D&G Electric, are attached.

ERC's bid for the lighting upgrades is lower than staff's estimate for the work. There are sufficient Non-Routine Operating Budget (NROB) funds available for this contract. ERC plans to meet the Section 3 requirements by awarding 25% of the total amount of subcontracted work to Section 3 businesses.

KLC

Attachments

PUBLIC HOUSING AGENCY OF THE CITY OF SAINT PAUL

REPORT TO COMMISSIONERS

**FROM JON M. GUTZMANN
EXECUTIVE DIRECTOR**

REGARDING Refrigerator Replacement
Central, Neill and Ravoux Hi-Rises
Contract No. 11-016

DATE May 26, 2010

Staff requests approval to award a contract to replace all refrigerators at Central, Neill, and Ravoux Hi-Rises (AMP 507) to the sole bidder, All, Inc., of St. Paul, Minnesota, in the Base Bid amount of \$191,285. A copy of the May 13, 2010 bid tab is attached.

The contractor will remove all of the existing refrigerators (465), which were originally installed in the early-mid 1990's, and install new energy efficient refrigerators.

Staff solicited bids for the work by advertising in local papers and sending bid invitations to all appliance supply companies on the PHA's Interested Bidders List. Staff also contacted all of the authorized dealers listed on GE's website for this area. Three companies indicated that they would submit bids. Despite these efforts, however, only All, Inc. submitted a bid.

All, Inc. is a Section 3 business that has performed satisfactorily on other PHA contracts. All, Inc.'s Employer Information Report is attached. The bid amount is approximately 15% below staff estimates. There are sufficient Non-Routine Operating Budget funds available for this contract.

Attachments

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PUBLIC HOUSING AGENCY OF THE CITY OF SAINT PAUL

REPORT TO COMMISSIONERS

FROM JON M. GUTZMANN
EXECUTIVE DIRECTOR

REGARDING Security Guard and Training Services
Central Administrative Office
Contract No. 11-017

DATE May 26, 2010

Staff recommends Board approval to award a contract for security guard services combined with training and employment programs for public housing residents, to General Security Services Corporation (GSSC) of Minneapolis, MN. The contract will include security guard services and training at the PHA's Central Administrative Office building for a monthly cost of \$4,305. The current contract cost is \$4643. The contract will run for an initial period of two years with an optional third year extension.

The contractor will provide a uniformed security guard at the Andrew W. Boss building from 6:00 AM to 6:00 PM Monday through Friday. A guard will also make scheduled patrol checks after business hours and on weekends.

GSSC will provide training and full-time employment for one PHA resident during the contract period to fulfill Section 3 requirements. Thirty-four PHA residents have been hired and trained under the PHA's security guard training program since its inception in 1994.

A Request for Proposals (RFP) for these services was advertised in newspapers and trade journals, and sent to local security firms that have expressed an interest in working for the PHA. Three firms submitted proposals, each of which was independently rated by a PHA staff evaluation committee on several criteria stated in the RFP, including related experience, best cost

value, M/W/DBE participation, resident training program, and general response to the PHA's invitation to submit a proposal. GSSC received the highest overall rating from the committee.

GSSC has provided security services for the PHA in the past and their performance was satisfactory. Copies of the Employer Information Reports for GSSC and the second highest rated proposer, Twin City Security, are attached.

Due to the resident training component of this contract, the cost is split between the Capital Fund Program budget and the Building Fund. There are sufficient funds available in those two budgets to pay for this contract.

SEA

Attachments