

HACSA W-4.a.

HACSA MEMORANDUM

TO: HACSA Board of Commissioners

FROM: Dorothy Cummings, Deputy Director

AGENDA ITEM: ORDER/In the Matter of Accepting a Bid and Awarding Contract #10-C-0006 for Elevator Modernizations at Parkview Terrace and Lindeborg Place.

AGENDA DATE: February 24, 2010

I. MOTION :

IT IS MOVED THAT KONE, INC. BE AWARDED A CONTRACT #10-C-0006 FOR ELEVATOR MODERNIZATIONS AT PARKVIEW TERRACE AND LINDEBORG PLACE AND THAT AN ORDER TO THIS EFFECT BE SIGNED; AND AN AGREEMENT BE EXECUTED IN ACCORDANCE WITH BID DOCUMENTS.

II. ISSUE

Board approval is required to award a contract for Elevator Modernizations at Parkview Terrace and Lindeborg Place, located in Eugene, Oregon and Junction City, Oregon.

III. DISCUSSION

A. Background:

Project Addresses:

Parkview Terrace
255 High Street
Eugene, Oregon 97401

Lindeborg Place
840 Holly Street
Junction City, Oregon 97448

Both Parkview Terrace and Lindeborg Place are public housing apartment complexes occupied by elderly and disabled populations.

Parkview Terrace, Eugene, is four stories high, containing 150 apartment units, and was built in 1964. Lindeborg Place, Junction City is two stories high, containing 40 apartment units, and was built in 1965.

Parkview Terrace has two operating elevators. Lindeborg Place has one operating elevator. All three elevators are original equipment. Excepting regular maintenance, no other elevator upgrade or modernization work has been accomplished on any of the three elevators since their construction.

State elevator inspectors have documented deficiencies requiring code upgrades at both sites. The elevators' equipment is old and in need of extensive modernization. This contracted work will provide modernization improvements to meet current code and assure safe and reliable service into the future.

The elevator modernization work on three elevators includes removal and replacement of major components of the systems, including, but not limited to, hoist machines, motion control systems, dispatching/controller/selection systems, car safeties, and governors.

The specification sections, researched and written by the Agency's consultant, Elevator Consulting Services, Inc., included with the project manual, detail the work to be accomplished.

B. Analysis

A formal bid process with a bid package was issued by the Agency for the required work. Three bids were obtained, and the lowest bidder is responsive and responsible and they have reviewed their bid and confirmed their costs.

C. Alternatives/Options

In that the public bidding process was employed, the lowest bid has a minor irregularity that has been waived, is responsive and responsible, the prices are considered competitive, and there are sufficient budget funds to cover the project, we recommend award of the contract to KONE, Inc.

KONE, Inc. will provide a 100% Performance Bond and a 100% Payment Bond for this contract.

D. Recommendation

Approval of the proposed Motion.

E. Timing

Upon bid award, the contractor shall have ten days to provide the Agency with a signed contract. It is anticipated that all other necessary documents will be processed by March 5, 2010 and work would commence shortly thereafter.

IV. IMPLEMENTATION/FOLLOW-UP

Same as in Item III.E

V. ATTACHMENTS

Bid Recap Sheet.

**IN THE BOARD OF COMMISSIONERS OF THE
HOUSING AND COMMUNITY SERVICES AGENCY
OF LANE COUNTY, OREGON**

ORDER NO.

)IN THE MATTER OF ACCEPTING A
)BID AND AWARDING CONTRACT
)#10-C-0006 FOR ELEVATOR
)MODERNIZATIONS AT PARKVIEW
)TERRACE AND LINDEBORG PLACE

WHEREAS, at a duly publicized time and place on February 17, 2010, Brian Shafer of the Housing and Community Services Agency of Lane County, Oregon, opened bids on the following project: Contract #10-C-0006 for Elevator Modernizations at Parkview Terrace and Lindeborg Place.

WHEREAS, funds are available to finance the project, and the Executive Director having so recommended, NOW, THEREFORE, IT IS HEREBY

ORDERED, that KONE, Incorporated be awarded the contract for Elevator Modernizations at Parkview Terrace and Lindeborg Place, and that the agreement be executed by the Executive Director in accordance with the bid documents. The contractor shall present a valid signed contract with payment and performance securities and shall satisfactorily complete all work within the specified contract time.

DATED this _____ day of _____, 2010

Chairperson
HACSA Board of Commissioners

IN THE MATTER OF ACCEPTING A BID AND AWARDING CONTRACT #10-C-0006 FOR ELEVATOR MODERNIZATIONS AT PARKVIEW TERRACE AND LINDEBORG PLACE



Housing And Community Services Agency of Lane County
300 West Fairview Drive, Springfield, OR 97477

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BID RECAP SHEET

Contract #10-C-0006


Elevator Modernizations at Parkview Terrace and Lindeborg Place

AWARDING A CONTRACT FOR ELEVATOR MODERNIZATIONS AT
PARKVIEW TERRACE AND LINDEBORG PLACE OWNED BY THE HOUSING
AND COMMUNITY SERVICES AGENCY OF LANE COUNTY

<u>CONTRACTOR</u>	<u>BID</u>	<u>RANK</u>
KONE, Inc. Milwaukie, Oregon	\$422,800.00	#1 *
ThyssenKrupp Elevator, Inc. Portland, Oregon	\$479,000.00	#2 *
Otis Elevator Company Farmington, Connecticut	\$533,000.00	#3

* Minor Irregularity

This is a true and accurate account of the bid opening results
for this project on January 17, 2010.



Brian Shafer, Contract Administrator