

RESOLUTION NO. \_\_\_\_\_

**AUTHORIZATION FOR THE MODERNIZATION/UPGRADE OF ELEVATORS  
AT WILL E. SEAY PLAZA**

Item No. 5j

WHEREAS, funds have been identified from the U.S. Department of Housing and Urban Development to award a contract to Abell Elevator International, Inc. for the modernization/upgrade of both elevators at Will E. Seay Plaza; and

WHEREAS, both elevators have recently experienced mechanical failures. Due to the age of the equipment, parts are often obsolete resulting in unexpected downtime; and

WHEREAS, a request was made for Abell Elevator International, Inc., who has the state contract MA#7581800000669 9/1/2020 to 8/31/2021 and the annual service contract, to provide a proposal to upgrade both elevators; and

WHEREAS, Abell Elevator International, Inc. presented a quote of \$138,215.00 to upgrade both elevators.

NOW, THEREFORE, BE IT RESOLVED BY THE LOUISVILLE METRO HOUSING AUTHORITY BOARD OF COMMISSIONERS, that the Executive Director and Contracting Officer, Lisa Osanka, is hereby authorized to award a contract to Abell Elevator International, Inc. to upgrade both elevators at Will E. Seay Plaza for the amount not to exceed \$150,000.00.

RESOLUTION NO. \_\_\_\_\_

**AUTHORIZATION FOR THE MODERNIZATION/UPGRADE OF ELEVATORS  
AT WILL E. SEAY PLAZA**

Item No. 5j

**I. STATEMENT OF FACTS:**

The elevators at Will E. Seay Plaza are in need of modernization. Many of the existing parts are obsolete, hard to find and will eventually be unavailable.

- The estimate is to replace the existing submersible power units, elevator controllers, car top selectors, door operators, all related door operator equipment including hall door tracks, roller hanger assemblies, closers, and interlocks.
- Also, to replace car door tracks, roller hanger assemblies, car door clutches and gate switches.
- In addition to replacing all hall and car fixtures.
- Finally, to furnish new hydraulic oil and properly dispose of existing oil. Install pit access ladder for car #2. All work will comply with ASME A17. 1 2010.

LMHA has hired an outside consultant V.D.A (Van Deusen and Associates, Inc.) under our annual contract with S.C.B (Sherman Carter Barnhart) to evaluate our needs and Abell Elevator International, Inc.'s proposal. V.D.A has verified that Abell Elevator International, Inc. has presented LMHA a quality proposal at a reasonable price.

The following bid was received (under state contract):

<u>Vendor</u>	<u>Bid</u>
Abell Elevator International, Inc.	\$138,215.00

**II. ALTERNATIVES:**

- A. Authorize the upgrade of both elevators at Will E. Seay Plaza.
- B. Defer the upgrade of both elevators at Will E. Seay Plaza.

**RESOLUTION BACKGROUND STATEMENT**

**AUTHORIZATION FOR THE MODERNIZATION/UPGRADE OF ELEVATORS  
AT WILL E. SEAY PLAZA**

Item No. 5j

**III. RECOMMENDATION:**

Staff recommends Alternative "A".

**IV. JUSTIFICATION:**

The upgrades to the elevator equipment are imperative to the overall operations at Will E. Seay Plaza. Whereby, the state and building code require that all elevators are properly maintained and operable for any use. Abell Elevator International, Inc. currently has the Kentucky State Bid for elevator maintenance and Abell Elevator International, Inc. has an annual contract with LMHA for all of our elevator maintenance.

**V. BUDGET APPROVAL:**

Funding for this project is provided from the Capital Fund Program.

\_\_\_\_\_  
Angela Larsson, Director of Finance

\_\_\_\_\_  
Date

**VI. PROCUREMENT CERTIFICATION:**

This procurement complies with the Louisville Metro Housing Authority's procurement policies and procedures.

\_\_\_\_\_  
Steve Webb, Purchasing Agent

\_\_\_\_\_  
Date

Submitted by: Ucresia Sistrunk  
Director of Property Management

Greg Crum  
Assistant Director of Property Management  
April 20, 2021