



Legislation Text

File #: RES 18-698, **Version:** 1

Authorizing the use of a Project Labor Agreement (PLA) for a project to modernize the elevators in the City Hall Annex.

WHEREAS, the City of Saint Paul, through its Office of Financial Services - Real Estate Section ("OFS Real Estate") is preparing to undertake an elevator modernization project in the City Hall Annex, located at 25 West Fourth Street, which includes the replacement of original motors, outdated controllers, cables, door operators, wiring and card readers; the installation of cameras and other equipment; and upgrades to the car interiors, all to improve the safety, efficiency and passenger convenience of the four elevator cars, and to reduce energy costs (the "CHA Elevator Project"); and

WHEREAS, OFS Real Estate has been working with an elevator consultant to conduct an assessment of the City Hall Annex elevator system and energy usage and to study options for modernizing the elevators and related controls and equipment and reducing energy usage; and

WHEREAS, the elevator consultant has prepared plans and specifications for the CHA Elevator Modernization Project, and OFS Real Estate now wishes to solicit bids for the modernization work; and

WHEREAS, the CHA Elevator Project financing plan was approved by the City Council in a 2018 operating budget amendment (RES PH 18-98) through the Use of Fund Balance from the City's Central Service Fund, for a total project budget of \$1,500,000; and

WHEREAS, notification regarding the possible use of a Project Labor Agreement ("PLA"), as originally authorized and required by the City Council in CF 09-584, adopted on June 3, 2009, was duly given to interested parties on April 3, 2018; and

WHEREAS, of the two responses received to the notification, one was not in favor of the use of a PLA on the CHA Elevator Project, and one was in favor given the length of the project, safety concerns and the project cost; and

WHEREAS, OFS Real Estate, as the manager of the CHA Elevator Project, and the Administration jointly recommend the use of a PLA on the CHA Elevator Project; and

WHEREAS, the City Council finds that the use of a PLA will ensure a harmonious, continuous and stable workforce, which in turn will ensure the CHA Elevator Project will be completed without work stoppage or interruption and in a manner that ensures utmost attention to safety and timeliness; now, therefore, be it

RESOLVED, that the City Council hereby approves the use of a PLA for the CHA Elevator Project; and be it further

RESOLVED, that the execution of a PLA by the project contractor shall be required in the bid specifications; and be it finally

RESOLVED, that the proper city officials are hereby authorized and directed to take such further actions and execute such documents as are necessary to implement this resolution.