



City of Grand Forks

Staff Report

Committee of the Whole – July 14, 2025

City Council – July 21, 2025

APPROVED & ACCEPTED
by City Council
Maureen Storstad
 07/21/2025
 Maureen Storstad
 City Auditor

Agenda Item: Bid Award for City Project 8974 – Central Parking Elevator Modernization at 415 1st Ave N

Prepared by: Andrea Edwardson, Planning Manager

Submitted by: Ryan Brooks, Planning & Community Development Director

Staff Recommended Action: Award Contract to low bidder, Otis Elevator, in the amount of \$156,200, and any necessary budget amendments for City Project 8974 – Central Parking Ramp Elevator Modernization at 415 1st Ave N.

July 14, 2025 – Committee Recommended Action: Motion by Weigel, second by Osowski to move item to City Council with a recommendation to approve. Motion carried unanimously.

July 21, 2025 – Council Action: Motion by Berg, second by Weigel to approve on consent agenda. Motion passed unanimously.

BACKGROUND:

Bids for this project were received by the City of Grand Forks on July 10, 2025. 3 bids were received, and the low bid was submitted by Otis Elevator in the amount of \$156,200.00. The bid is approximately 12% under the Engineer’s estimate.

Consultant Estimates:

Elevator Modernization Price	\$175,000
Warranty Price (Total for 12 months)	\$2,100
Total Modernization and Warranty Price	\$177,100

Project Description and need for repairs:

Central Ramp Elevator, 415 1st Ave N, is currently out of service after failing a load test earlier this spring which will necessitate replacing the hydraulic jack that propels the elevator through the hoistway. The scope of the project is limited to functional and mechanical parts only to bring it back into service in an effort to reduce cost but still is fairly comprehensive and includes replacing all major controls, door operating and driving components and meeting currently enforceable elevator codes so, asides from addressing aesthetics, the elevator will essentially mechanically be in “like new” condition and have an extended functional life expectancy of 20-30 years. The interior finishes of the existing cab will remain as they are today. In addition to the modernization, within the specifications, North Star outlines the expectations of the elevator provider for the first year warranty and preventative maintenance expectations, structured in a way that benefits the City.

ANALYSIS AND FINDINGS OF FACT:

- 3 bids received.

- Low bid was submitted by Otis Elevator in the amount of \$156,200.00.
- Low bid is approximately 12% under the Engineer's estimate of \$177,100.00.
- Funding for the project is available due to the under-bid of the 8820 Corporate & Central Parking Ramp project. Staff budgeted \$2.2 million for the Central & Corporate Ramp rehabilitation project 8820 in 5997 – Municipal Parking Fund. Bids for that project came in underestimate at \$1,731,858 (1,572,800 for construction + 159,058 for Engineering costs), leaving \$485,000 available for change orders or other necessary repairs like this one. Staff is also looking into replacing heaters and sanitary drains in Central ramp with the remaining funds, but delaying those until a better expectation of change order needs are identified. These other mentioned repairs were left out of the 8820 larger project as initial estimates for that project anticipated being overbudget.
- Construction is to take place and be completed in 2025.

SUPPORT MATERIALS:

- Bid Abstract
- [Staff Report – Approval of Plans & Specs for Central Ramp Elevator Modernization](#)

Abstract of Bids Received
City Project 8974
Central Parking Ramp Elevator Modernization
415 1st Ave N
Bid Opening – 2pm, Thursday, July 10, 2025

Contractor	Total Bid
Otis Elevator	156,200.00
Schindler Elevator Eagan	\$292,300.00
TK Elevator Minnesota	\$314,995.00
<i>Engineer's Estimate</i>	<i>\$177,100</i>