Agenda

• Elevator/Escalator Study
• HEAPR Projects
Background

- The University of Minnesota operates and maintains
  - 378 elevators
  - 22 escalators
- The cost to the University is over $1.75 million/year
Background

• Existing contracts with outside elevator services run with various end dates, renewal options, and service expectations and are managed by the individual entities.
  – There is an opportunity to combine all of the contracts in one bidding process to gain leverage with vendors on cost
Background

- At this time there is no central repository of information to see if the deficiencies from code inspections have been corrected.
  - There is an opportunity to consolidate all information on elevator maintenance, repair and response to callbacks utilizing a single process with easy access.
Background

- Across the Twin City Campus there were 795 callbacks in FY 2011 on elevators that were not operating properly including 123 reported entrapments in FY2011.
  - There is an opportunity to manage all service providers with a single set of guidelines within one contract to ensure that callbacks are tracked to completion and entrapments end quickly and safely.
Program Objectives

• Identify key needs of individual organizations; i.e. response time to callbacks
• Identify key performance indicators for which to manage/monitor service provider’s performance which will focus on results not process.
• Establish consistent service levels and performance standards for all elevators/escalators operations, maintenance and repair across the Twin Cities campus.
• Maintain our Guiding Principles of Safety, Code Compliance, Reliability and Cost Effectiveness
Steering Committee

- Mike Berthelsen – Facilities Management, AVP
- Laurie Scheich – Auxilliary Services, AVP
- Brian Swanson - University Services Finance/Accounting, AVP
- Scott Ellison – Intercollegiate Athletics, Associate Department Director
- Maggie Towle - Student Unions/Activities, Director
- Bill Paulus – FM Central Services/IPM, Director
- Mary Santori – FM Central Services
- Jim Peters – FM Central Services
Advisory Committee

- Mary Santori – FM Central Services
- Jim Peters – FM Central Services
- Dave Danforth – FM East Bank, Team Manager
- Patty Erickson – FM Central Services, Project Coordinator
- Jason Hancock - Student Unions/Activities, Associate Director
- Ron Mapston – FM Health Science, Associate Director
- Mick Ramolae - Parking and Transportation, Assistant Director
- Jeff Seifriz - Intercollegiate Athletics, Program Director
- Kevin Sullivan – FM Purchasing, Buyer
- Connie Thompson - Housing and Residential Life, Assistant Department Director
- Rob Tunell – FM St. Paul West, Associate Director
Study Outcome

- July 2012 we are planning on issuing a Request for Proposal for the maintenance and repair of the elevators and escalators on the Twin Cities campus
Potential RFP Outcomes

• Multiple vendors are awarded elevators (current model) – partial outsource
• One vendor is awarded all elevators - outsourced
• No outside vendors are awarded any elevators – all work done internally
Estimated Timeline

• RFP issued – Summer 2012
• Potential RFP awarded – Fall 2012
• Potential Vendor transition – 1st qtr 2013
Elevator Projects

- Cylinder replacements - Complete
  - 17 elevators – $2,330,000
  - Full modernizations on 6 of the elevators

- Fire Service upgrades – 9 complete
  - 11 elevators – $764,400

- Elevator code upgrades – 75% complete
  - Campus-wide - spending to date $1,375,946
Elevator Projects

• Ford Hall modernizations
  – 2 elevators - $651,500

• East Bank modernization
  – 5 elevators - $4,300,803

• St. Paul / West bank modernizations
  – 18 elevators - $5,946,000
Questions?