

REQUEST FOR PROPOSALS

ELEVATOR CONSULTING SERVICES CONTRACT ACHA-1704

APRIL 2024



ALLEGHENY COUNTY HOUSING AUTHORITY

301 Chartiers Avenue
McKees Rocks, PA 15136

www.achsng.com

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INTRODUCTION

The Allegheny County Housing Authority (hereinafter, “the Agency” or “ACHA”) is a public entity that was formed in 1957 to provide federally subsidized housing and housing assistance to low-income families, within Allegheny County, Pennsylvania. The Agency is headed by an Executive Director (ED) and is governed by a five-person board of commissioners and is subject to the requirements of Title 24 of the Code of Federal Regulations (24-CFR) and the Agency’s procurement policy.

Currently, the Agency (a) owns and manages approximately 3,300 dwelling units within 41 communities; and (b) administrates an approximate total of 5,000 Section 8 Housing Choice Vouchers. The Agency currently has approximately 170 employees. The Agency regularly contracts repairs, updates, renovations, and modernizations to its low-income public housing properties.

In keeping with its mandate to provide efficient and effective services, the Agency is considering award of a professional services contract, or contracts from qualified, licensed, and insured entities to provide ELEVATOR CONSULTING SERVICES to the Agency. All proposals submitted in response to this solicitation must conform to all requirements and specifications outlined within this document and any designated attachments in its entirety.

The initial duration of the contract is a three-year term, with the option of the Agency extending the contract for an additional two-year term, for a total of five (5) years.

RFP SCHEDULE OF EVENTS

[Table No. 2]

AGENCY CONTACT & OBTAIN RFP DOCUMENTS	Allegheny County Housing Authority Dean Allen, Modernization Manager Office: (412) 402-2469 Email: dallen@achousing.org
PRE-PROPOSAL CONFERENCE (not mandatory)	Wednesday, April 10, 2024, 10:00 AM EST Allegheny County Housing Authority Central Office 301 Chartiers Avenue, McKees Rocks PA 15136
QUESTION SUBMITTAL DEADLINE	Friday, April 26, 2024, 3:00 PM EST; All questions must be submitted through the RFP solicitation published on Housing Agency Marketplace.
HOW TO FULLY RESPOND TO THIS RFP BY SUBMITTING A PROPOSAL SUBMITTAL	As instructed within Section 3.0 of this RFP Document, submit sealed 1 original & 2 copies + 1 electronic (PDF) of your proposal to the ACHA Administrative Office – address provided in Proposal Deadline below.
PROPOSAL SUBMITAL RETURN & DEADLINE	Friday, May 3, 2024, 10:00 AM EST Allegheny County Housing Authority Central Office 301 Chartiers Avenue, McKees Rocks, PA 15136 ATTENTION: DEAN ALLEN, MODERNIZATION MGR

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- 1.0 THE AGENCY'S RESERVATION OF RIGHTS.** The Agency reserves the right to:
- 1.1 Right to Reject, Waive, or Terminate the RFP.** Reject any or all proposals, to waive any informality in the RFP process, or to terminate the RFP process at any time, if deemed by the Agency to be in its best interests.
 - 1.2 Right to Not Award.** Not to award a contract pursuant to this RFP.
 - 1.3 Right to Terminate.** Terminate a contract awarded pursuant to this RFP, at any time for its convenience upon 10 days written notice to the successful proposer(s).
 - 1.4 Right to Determine Time and Location.** Determine the days, hours, and locations that the successful proposer(s) shall provide the services called for in this RFP.
 - 1.5 Right to Retain Proposals.** Retain all proposals submitted and not permit withdrawal for a period of 60 days subsequent to the deadline for receiving proposals without the written consent of the Agency Executive Director (ED).
 - 1.6 Right to Negotiate.** Negotiate the fees proposed by the proposer entity.
 - 1.7 Right to Reject any Proposal.** Reject and not consider any proposal that does not meet the requirements of this RFP, including but not necessarily limited to incomplete proposals and/or proposals offering alternate or non-requested services.
 - 1.8 No Obligation to Compensate.** Have no obligation to compensate any proposer for any costs incurred in responding to this RFP.
 - 1.9 Right to Prohibit.** At any time during the RFP or contract process to prohibit any further participation by a proposer or reject any proposal submitted that does not conform to any of the requirements detailed herein. Proposers agree to abide by all terms and conditions listed within this document and further agrees that he/she will inform the CO in writing within 5 days of the discovery of any item listed herein or of any item that is issued thereafter by the Agency that he/she feels needs to be addressed. Failure to abide by this timeframe shall relieve the Agency, but not the prospective proposer, of any responsibility pertaining to such issue.
 - 1.10 Right to Reject – Obtaining RFP Solicitation Documents.** The eProcurement Marketplace is the only official and appropriate venue to obtain RFP solicitation documents (and any other information pertaining to the RFP solicitation such as addenda). Accordingly, by submitting a response to this RFP solicitation the respondent thereby affirms that he/she obtained all information on the eProcurement Marketplace. Any other group such as a proposal depository that informs potential respondents of the availability of such competitive solicitations are hereby instructed to not distribute these documents to any such potential respondents, but to instruct the potential respondents to visit the eProcurement Marketplace to obtain the documents. The Agency will reject without consideration any response submitted from a firm that has not obtained the RFP documents from the eProcurement Marketplace.

2.0 SCOPE OF SERVICES & CONSULTANTS RESPONSIBILITIES.

The Agency is seeking proposals from qualified, licensed, and insured entities to provide the Agency to provide Elevator Consultant Services for various elevator projects the Agency may need throughout the duration of the contract, pertaining to, regularly scheduled routine inspections, maintenance, modernization, and on an as-needed basis at the Agency's discretion. The Agency intends to award a contract to a professional elevator firm best suited to the Agency needs and budget.

2.0.1 As authorized by Task Order, the Elevator Consultant shall provide the following consulting services for ACHA's Elevator inventory (Attachment H – ACHA Elevator Inventory).

2.1 GENERAL ELEVATOR CONSULTING SERVICES.

2.1.1 The Elevator Consultant shall maintain competent inspection staff to perform all services in the most expeditious and economical manner consistent with the interests of the ACHA and HUD.

2.1.2 Be available to respond to emergencies within 12 hours (24/7/365)

2.1.3 Provide "Third Party Witnessing" and perform semi-annual inspections of all elevators at all buildings.

2.1.4 Provide "Third Party Witnessing" of traction elevator full load safety tests and hydraulic elevator pressure tests, as mandated by the PA Dept. of Labor & Industry.

2.1.5 Communicate with contractors regarding technical aspects of elevator work.

2.1.6 Review contractor/third party invoices, as requested, review contractor/third party change order requests, as requested.

2.1.7 Annually conduct not more than three employee and/or resident elevator safety presentations as requested.

2.1.8 Meet with local fire and safety officials as necessary.

2.1.9 Be available to the Authority to provide elevator/lift consultation for the term of the Agreement.

2.2 MAINTENANCE MANAGEMENT CONSULTING SERVICES.

2.2.1 Maintenance Audits (as needed – schedule in cooperation with ACHA)

1. Review machine room equipment to determine level of maintenance.
2. Review hoistway, pit equipment and truss areas to determine level of maintenance.
3. Review external operation, adjustment, running clearances, and overall appearance of elevators.
4. Test Emergency communication and signaling devices for proper operation.
5. Evaluate elevator performance efficiency including floor-to-floor times, door open/close times, interrupted ray time, ride quality, and acceleration and deceleration rates.
6. Review elevator maintenance records to ensure compliance with elevator maintenance contract in effect.

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7. Review elevator testing records to ensure all code required safety testing has been completed.
8. Prepare a written report with findings & submit to Agency.
9. When directed, submit copies of the report Elevator Maintenance Company for correction.
10. Conduct a followup review within 60 days after initial review to confirm all elevator system deficiencies have been corrected.

2.2.2 Ten-Year Capital Planner (Year 1 - included)

1. Prepare master recommended Capital Planner report to include elevator repair/improvements list and modernization prioritization.

2.2.3 Elevator Deficiency Report Management (as needed)

1. Manage with the Elevator Maintenance Contractor the correction of deficient items documented during semi-annual audits.

2.2.4 Elevator Service Provider Engagement (as needed)

1. Provide site visit to review alleged incident and submit incident investigation report to the Agency with overview of review findings. Incidents will be billed per request and on an hourly at negotiated labor rates provided.

2.3 SPECIFICATION CONSULTING SERVICES. (Flat Rate Mod Specs for 2-Car Bldg - as needed)

- ### 2.3.1 Develop/prepare/provide/review technical specifications related to elevator inspection/modernization/repair/improvements/installations in accordance with applicable all laws and regulations in effect; as needed by ACHA.

1. Includes any technical drawings and/or schematics necessary to the project.

- ### 2.3.2 The following *Build America Buy America* summary text will be implemented in all ACHA construction procurement documents:

The [Build America Buy America Act](#), enacted as part of the Infrastructure Investment and Jobs Act on November 15, 2021, established a domestic content procurement preference for all Federal financial assistance obligated for infrastructure projects after May 14, 2022. The domestic content procurement preference requires that all iron, steel, manufactured products, and construction materials used in covered infrastructure projects are produced in the United States.

- ## 2.4 Design Product.
- Any design product shall meet all state and local code requirements and shall conform to all applicable local codes, ordinances, regulations, and standards, including HUD's Section 504 program; UFAS; ADA; and ANSI requirements. The design may also include coordination for the abatement of hazardous materials as well as demolition of existing structures.

3.0 THE REQUEST FOR PROPOSALS PROCESS

This RFP seeks submission from any and all interested and qualified firms to provide the listed services in a manner that maximizes the quality of services and value to the ACHA and, by extension, its residents. Proposals must document the resources and capability for performing the services requested. Such evidence includes, but is not limited to, the respondents' demonstrated competency and experience in delivering services of a similar scope and type, and local availability of personnel and resources.

3.1 SUBMISSION OF PROPOSALS

Proposal: Submit one (1) complete electronic version (PDF) on portable digital storage media (USB drive), as well as one (1) bound original and two (2) bound copies must be received by the ACHA no later than **10:00 a.m. EST on May 3, 2024**, per RFP SCHEDULE OF EVENTS (Table 2). There will be no public opening of proposals. All proposals shall be firm offers, and will be so considered even as the ACHA reserves the right to negotiate terms upon evaluation of the proposals. Proposals shall remain valid for a period of ninety (90) days following the close of the RFP.

By submitting a proposal, each proposer certifies that its submission is not the result of collusion, or any other activity which would tend to directly or indirectly influence the selection process. The proposal will be used to determine the proposer's capability of rendering the services to be provided. The failure of a proposer to comply fully with the instructions in this RFP may eliminate its submission from further evaluation by the ACHA, which reserves the sole right to evaluate the contents of all proposals submitted, and to selecting consultant(s), if any. Late proposals will not be opened or given any consideration unless doing so is deemed to be in the best interest of the ACHA, as determined in the sole discretion of the Department. All proposals must be delivered in an envelope or box marked:

**ALLEGHENY COUNTY HOUSING AUTHORITY
ATTN: Dean Allen, Modernization Manager
Elevator Consulting Services Proposal
301 Chartiers Avenue
McKees Rocks, PA 15136**

3.1.1 PROPOSAL FORMAT

Tabbed Proposal Submittal. The Agency intends to retain the Contractor pursuant to a “Best Value” basis, not a “Low Bid” basis (“Best Value,” in that the Agency will, as detailed within the following Section 4.0, consider factors other than just cost in making the award decision). Therefore, so that the Agency can properly evaluate the offers received, all proposals submitted in response to this RFP must be formatted in accordance with the sequence noted within the table below. Each category must be separated by numbered index dividers (which number extends so that each tab can be located without opening the proposal) and labeled with the corresponding tab reference also noted below. None of the proposed services may conflict with any requirement the Agency has published herein or has issued by addendum.

Proposal Submittal Binding Method. It is preferable and recommended that the proposer bind the proposal submittals in such a manner that the Agency can, if needed, remove the binding (i.e., “spiral-type” etc.) or remove the pages from the cover (i.e., 3-ring binder; etc.) to make copies, then conveniently return the proposal submittal to its original condition.

A. General Instructions

Submit one (1) complete electronic version (PDF) on portable digital storage media (e.g. USB, CD, DVD), as well as one (1) bound original and two (2) bound copies. All proposals should be printed and have consecutively numbered pages, including any exhibits, charts, or other attachments. All proposals should adhere to the specified content and sequence of information described by this RFP.

B. Specified Content and Detailed Sequence of Information in the RFP

Each proposal should include sections addressing the following information in the listed order. The proposer should be sure to include all information that it feels will enable the Evaluation Committee, and ultimately, the ACHA Board of Directors to make a decision. Failure of the proposer to provide specific, detailed information may result in its proposal being rejected in favor of a sufficiently-detailed proposal. Any necessary exhibits or other information, including information not specifically requested by this RFP but deemed relevant, should be placed under Tab 7 of the proposal.

C. Tabbed Sections

Ensure proposal is properly tabbed using the following section guideline:

TAB 1 - Firm Qualifications and Experience:

1. Letter of Interest (Cover Letter); Provide a one-page cover letter on company letterhead which includes the address, voice and fax numbers, e-mail address of the contact person, and indicating authorized representative(s) for clarifications and/or negotiation.
2. Statement of Qualifications and Certifications
3. Managerial Capacity/Financial Viability
4. Organizational Chart and statement firm size
5. Description of Services provided by the company, and experience/history providing services as requested by this RFP.
6. Methodology & Approach: The proposal shall list in detail how proposer plans to manage the project, if selected. This should include proposer's management style, available services, preferred communication method, etc.

TAB 2 - Project Team:

Proposed Staffing: List fully the qualifications of the individuals that would be assigned to provide those services as requested by this RFP, including date and school of any applicable degrees, relevant experience, additional training, and professional certifications/licensing. In lieu of listing this information, firms may submit a resume or curriculum vitae (CV) for each such individual if the resume/CV includes all the requested information.

TAB 3 - Project Experience:

Prospective consultants shall provide the Agency with a listing of relevant projects completed in the past five (5) years:

List three (3) jobs (including the most recent) which you have completed providing similar services. For each, include client business name, contact name(s) w/title, phone numbers, and email addresses; a brief description of work, project value, start & completion dates, and all change order information and reason for each.

TAB 4 - Professional Rates:

Form of Proposal (2.0 Attachment A - Form of Proposal).

The proposal should include an all-inclusive hourly rate fee, including the classification (position title) of personnel assigned to projects.

TAB 5 - Statement of Compliance with RFP & Contractual Requirements:

A sample of the ACHA's standard contract is attached to this RFP. Each proposal must include a statement of the proposer's commitment and ability to comply with each of the terms of the Agency's standard contract, including but not limited to the following:

- Document 3.0 Attachment B - HUD 5369-C
- Document 4.0 Attachment C - Profile of Firm Form
- Document 5.0 Attachment D – Special Participation
- Document 8.2 Attachment G-2 Certification of Payments to Influence Federal Transactions (HUD-50071)
- Document 8.3 Attachment G-3 Form of Lobbying Activities (SF-LLL)
- Document 8.5 Attachment G-5 Equal Opportunity Statement (HUD-92010)

Proposals must advise the ACHA of any objections to any terms in the Agency contract template and provide an explanation for the inability to comply with the required term(s). If no objections are stated, the ACHA will assume the proposer is prepared to sign the Contract as-is.

TAB 6 - Legal Standing:

Firms submitting for this RFP shall disclose pertinent and relevant information concerning their current or recent participation as a party to litigation related to the services being offered and, if any, the resulting case disposition.

TAB 7 – Business Preference Participation & Other Information: (Optional Item)

Tab 8 is used to indicate status and Business Preference Participation in following programs: Section 3/MWDBE/VOSB as well as any other general information that the proposer believes is appropriate to assist the Agency in its evaluation. (Include 12.0 Attachment J Special Participation). Value: up to 5 bonus points.

- D. No Information Placed under a Tab.** If no information is to be placed under any of the above noted tabs (especially the "Optional" tabs), please place there under a statement such as "NO INFORMATION IS BEING PLACED UNDER THIS TAB" or "THIS TAB LEFT INTENTIONALLY BLANK." DO NOT eliminate any of the tabs.
- E. PLEASE NOTE:** The sample standard contract attached to this RFP is a template and does not constitute the final agreement to be entered into. Please do not modify or complete the attached sample. The Department will work with the selected vendor to draft a specific agreement using the template. However, each proposal should address the general terms of the standard contract as outlined in this section.

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3.2 Pricing Items. The proposed fees (Pricing Items) shall be submitted by the proposer and received by the Agency where provided on the Form of Proposal. Unless otherwise stated, the proposed fees are all-inclusive of all related costs that the successful proposer will incur to provide the noted services, including, but not limited to: employee wages and benefits; clerical support; overhead; profit; licensing; insurance; materials; supplies; tools; equipment; long distance telephone calls; travel expenses; document copying not specifically otherwise agreed to by the Agency; etc.

[Table No. 3]

(1) RFP Section	(2) Pricing Item No.	(3) Qty	(4) U/M	(5) Description
2.1	I	1	Hours	GENERAL CONSULTING SERVICES Hourly Rate.
2.2	II	1	Hours	MAINTENANCE MGMT CONSULTING SERVICES Hourly Rate.
2.3	III	1	Hours	SPECIFICATION CONSULTING SERVICES Flat Rate.

3.3 Additional Information Pertaining to the Pricing Items.

3.3.1 Quantities. All quantities entered by the Agency herein and within the corresponding Pricing Items are for calculating purposes only. As may be further detailed herein, the Agency does not guarantee any minimum or maximum amount of work as a result of any award ensuing from this RFP, as the Agency anticipates that the ensuing contract will be a Requirements Contract, in that the Agency shall retain one Contractor only and shall retain the right to order from that Contractor (successful proposer) any amount of services the Agency requires. Please note the immediate following exception to the aforementioned “Requirements Contract” language.

3.3.1.1 Exception to 3.3.1. The Agency retains the right to, at any time during the ensuing contract period(s), complete award to more than one contractor if the Agency determines that such is in its best interests. If such occurs, the ensuing contract(s) awards shall become an Indefinite Quantities Contract (IQC), and the following clause shall apply:

3.3.1.1.1 Guaranteed Contract Minimum Amount and Not-to-exceed Maximum Amount. As may be further detailed herein, most specifically within the preceding Section 3.3.1.1, if the ensuing contract becomes an Indefinite Quantities Contract (IQC), which, pursuant to HUD regulation, requires the Agency to award to each responsive and responsible contractor a Guaranteed Contract Minimum Amount (GCMA) and a Not-to-exceed Maximum Contract Amount (NMCA) of work, those required minimum and maximum contract levels are:
(a) GCMA: \$0; (b) NMCA: \$200,000 (each shall be annual amounts).

3.3.2 IMPORTANT NOTICE!!! Entry of Costs. Proposers must submit, where provided on the Proposal Bid Form, a cost for each and every Pricing Item detailed within the preceding Table No. 3 herein. Any proposer that chooses to not enter a realistic cost for any or all the Pricing Items may be automatically deemed nonresponsive and his/her proposal will, in such case, NOT be considered. Accordingly, be sure to enter a proposed cost for each and every one of the Pricing Items listed to within the preceding Table No. 3 herein!

3.3.2.1 Realistic Cost for Pricing Items. Each proposer is strongly encouraged to enter a realistic hourly cost for the Pricing Item. For instance, if the Contractor enters \$1.00 per hour for the hourly Pricing Item (proposers typically do so in an effort to improve their position in regards to Evaluation Factor No. 1, as detailed within Table No. 3 herein), then the \$1.00 per hour is what the Contractor will charge the Agency for any additional work that the Agency may retain the Contractor to provide if the Agency deems such retention is in the Agency's best interests to do so. Accordingly, it is the Agency's opinion that it is very much in the best interests of the proposer to propose a realistic hourly fee for this Pricing Item. If, despite this warning, the Contractor proposes an hourly fee that the Agency deems is not realistic, then the Agency reserves the right to require the Contractor to, at contract execution, present a cash bond in a suitable amount (i.e., \$5,000.00) to ensure that the Contractor will fulfill his/her obligation in this matter.

3.3.2.2 Review the Entry of Proposed Fees. The Agency strongly recommends that each proposer, after entry of these proposed fees on the Form of Proposal. The proposer will NOT be able to correct this entry after the posted deadline has expired, which means that the Agency will utilize such entry, correct or incorrect, to assign the points pertaining to Evaluation Factor No. 4 listed within the following Table No. 5 herein (Page 18).

3.3.2.3 Determination of the Calculated Costs. Not used.

3.3.2.4 No Negotiation of Proposed Fees after the Submittal Deadline. The Agency WILL NOT, after the submittal deadline, negotiate an increase to any unit costs or fees proposed prior to the submittal deadline; accordingly, proposers are strongly cautioned to submit a realistic price for the Pricing Item identified within the preceding Table 3 herein.

3.3.3 Potential Escalation of Rates. At the discretion of the CO, at the end of the second one-year contract period (and at the end of any ensuing extended contract period), there may be an escalation of rates allowed in the same amount of any escalation that occurs pertaining to the corresponding or most similar rate listed on the U.S. Bureau of Labor Statistics Producer Price Index (PPI) ("most similar," as determined by and at the sole discretion of the Agency). For example, if, at the end of the first contract period the listed rates increase 5% as compared with the listed rates on the date of contract execution, then the Contractor will, at the CO's discretion, be entitled to a 5% increase in the rates that he/she was being paid at that time. Similarly, for ensuing years, the end-date of the previous contract period shall be the base-line date to determine the previous listed rate.

3.3.3.1 Notification Must Be Received From the Contractor. The Contractor must notify the CO, in writing, of such desired escalation at least 60 days prior to the end of the noted contract period(s). Such escalations may occur no more than once in any 12-month period without the express written consent of the CO.

3.3.3.2 Right to Reject. As stated within the preceding Section 3.3.3 herein, the Agency reserves the right to reject any such request for an increase in fees if the Agency feels doing so is in its best interests. Similarly, the Contractor has the right to terminate services if the Agency rejects the request for an increase. This will occur in the following manner (procedure):

3.3.3.2.1 Step No. 1. The Contractor submits his/her written request for an increase, accompanied by the required documentation, to the Agency CO within the required 60-day period (please see the preceding Section 3.3.3.1 herein);

3.3.3.2.2 Step No. 2. The Agency considers the requested increase and, within 10 days of receipt of such, issues a written response to the Contractor as to if the request is approved or rejected;

3.3.3.2.3 Step No. 3. If rejected and the Contractor wishes to, as a result, cease providing the services to the Agency, the Contractor has 10 days from the receipt of the written notice of rejection to deliver to the Agency CO a written notice that he/she is hereby invoking his/her right to discontinue the services within 120 days of the date this notice was delivered to the Agency (the specific date 120-days hence shall be written within the notice);

3.3.3.2.4 Step No. 4. The Agency will then endeavor to ensure that the Agency makes other arrangements to replace the Contractor (i.e., contract with another firm; do the services in-house; etc.) as the Contractor for the applicable services; further, if such other arrangements are completed by the Agency prior to the aforementioned 120-day date, the Agency shall retain the right to deliver to the Contractor, a 10-day written notice to cease services (meaning, the 120-day period is a maximum additional contract period that the Agency may, at its discretion, shorten with such written notice).

3.3.4 Potential On-site Visits that the ACHA may direct. If such on-site visits are scheduled by the Agency during any of the ensuing contract periods, such on-site visits will be priced by the Contractor and paid by the ACHA as detailed following:

3.3.4.1 On-site Work Hours. The pre-approved (by the Agency) on-site hours worked will be priced pursuant to the hourly fee proposed by the Contractor in response to Section 3.2 Pricing Items. The Contractor will be required to submit a full back-up detail of all hours worked, listed by no more than the "15-minute" standard. Proposed fees are inclusive of all related costs.

3.3.5 No Deposits/No Retainers/No Reimbursements. The Agency will NOT pay any deposits or retainer fees, or reimbursables. This means that the ACHA will pay the successful proposer(s) for actual services provided only. No travel expenses (ie: flights, rail, bus, tickets, vehicle rental, mileage, meals, lodging, etc.) will be reimbursed.

3.3.6 Overtime. No overtime work will be required.

3.3.7 Prior Written Approval Required from the Agency. Please note that the Contractor shall NOT, at any time during the ensuing contract period(s), conduct any work (i.e., certify or retain any temporary employee for the Agency) without the prior written authorization received from the designated Agency representative (this “prior written authorization” may take the form of an e-mail sent to the Contractor by the Agency and acknowledged by return e-mail by the Contractor). Failure to abide by this directive shall release the Agency of any obligation to pay the Contractor for any such work conducted without the noted prior written authorization.

3.4 Submission Responsibilities. It shall be the responsibility of each proposer to be aware of and to abide by all dates, times, conditions, requirements, and specifications set forth within all applicable documents issued by the Agency, including the RFP document, the documents listed within the following Section 3.7 herein, and any addenda and required attachments submitted by the proposer. By virtue of completing, signing, and submitting the completed documents, the proposer is stating his/her agreement to comply with all conditions and requirements set forth within those documents. Written notice from the proposer not authorized in writing by the ED to exclude any of the Agency requirements contained within the documents may cause that proposer to not be considered for award.

3.5 Proposer’s Responsibilities — Contact with the Agency. It is the responsibility of the proposer to address all communication and correspondence pertaining to this RFP process to the ED only. Proposers must not make inquiry or communicate with any other Agency staff member or official (including members of the Board of Commissioners) pertaining to this RFP. Failure to abide by this requirement may be cause for the Agency to not consider a proposal submittal received from any proposer who may not have abided by this directive.

3.5.1 Addenda. All questions and requests for information must be addressed in writing to the ED. The ED will respond to all such inquiries in writing by addendum to all prospective proposers (i.e., firms or individuals that have obtained the RFP Documents). During the RFP solicitation process, the ED will NOT conduct any *ex parte* (a substantive conversation “substantive” meaning, when decisions pertaining to the RFP are made—between the Agency and a prospective proposer when other prospective proposers are not present) conversations that may give one prospective proposer an advantage over other prospective proposers. This does not mean that prospective proposers may not call the ED—it simply means that other than making replies to direct the prospective proposer where his/her answer has already been issued within the solicitation documents, the ED may not respond to the prospective proposer’s inquiries but will direct him/her to submit such inquiry in writing so that the ED may more fairly respond to all prospective proposers in writing by addendum.

3.6 Proposer's Responsibilities — Equal Employment Opportunity and Supplier Diversity. Both the Contractor and the Agency have, pursuant to HUD regulation, certain responsibilities pertaining to the hiring and retention of personnel and subcontractors.

3.6.1 Within 2 CFR §200.321 it states:

3.6.1.1 Contracting with small and minority businesses, women's business enterprises, and labor surplus area firms.

3.6.1.2 (a) The non-federal entity must take all necessary affirmative steps to assure that minority businesses, women's business enterprises, and labor surplus area firms are used when possible.

3.6.1.3 (2) Affirmative steps must include:

3.6.1.3.1 (1) Placing qualified small and minority businesses and women's business enterprises on solicitation lists;

3.6.1.3.2 (2) Assuring that small and minority businesses, and women's business enterprises are solicited whenever they are potential sources;

3.6.1.3.3 (3) Dividing total requirements, when economically feasible, into smaller tasks or quantities to permit maximum participation by small and minority business, and women's business enterprises;

3.6.1.3.4 (4) Establishing delivery schedules, where the requirement permits, which encourage participation by small and minority business, and women's business enterprises;

3.6.1.3.5 (5) Using the services and assistance, as appropriate, of such organizations as the Small Business Administration and the Minority Business Development Agency of the Department of Commerce; and

3.6.1.3.6 (6) Requiring the prime contractor, if subcontracts are to be let, to take the affirmative steps listed in paragraphs (1) through (5) of this section.

3.6.2 Within HUD Procurement Handbook 7460.8 REV 2 it states:

3.6.2.1 Section 15.5.A, Required Efforts. Consistent with Presidential Orders 11625, 12138, and 12432, the [Agency] shall make every effort to ensure that small businesses, MBEs, WBEs, and labor surplus area businesses participate in [Agency] contracting.

3.6.2.2 Section 15.5.B, Goals. [The Agency] is encouraged to establish goals by which they can measure the effectiveness of their efforts in implementing programs in support of . . . contracting with disadvantaged firms. It is important to ensure that the means used to establish these goals do not have the effect of limiting competition and should not be used as mandatory set-aside or quota, except as may otherwise be expressly authorized in regulation or statute. Some localities have adopted minority contracting set-aside policies or geographic limitations, which may be in conflict with Federal requirements for full and open competition.

3.6.3 Within our Agency Procurement Policy it states that our Agency will:

3.6.3.1 Assistance to Small and Other Business, Required Efforts:

3.6.3.1.1 Including such firms, when qualified, on solicitation mailing lists;

3.6.3.1.2 Encouraging their participation through direct solicitation of proposals or proposals whenever they are potential sources;

3.6.3.1.3 Dividing total requirements, when economically feasible, into smaller tasks or quantities to permit maximum participation by such firms;

3.6.3.1.4 Establishing delivery schedules, where the requirement permits, which encourage participation by such firms;

3.6.3.1.5 Using the services and assistance of the Small Business Administration, and the Minority Business Development Agency of the Department of Commerce; and,

3.6.3.1.6 Requiring prime contractors, when subcontracting is anticipated, to take the positive steps listed above.

3.6.4 Requirements. Accordingly, please see Section 3.1.7 within Table No. 4 herein which details the information pertaining to this issue that the proposer must submit in response to this proposal showing compliance, to the greatest extent feasible, with these regulations.

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3.7 Attachments. It is the responsibility of each proposer to verify that he/she has downloaded the following attachments pertaining to this RFP, which are hereby by reference included as a part of this RFP:

[Table No. 4]

(1) RFP Section	(2) Document No.	(3) Attachment	(4) Attachment Description
3.8.1	1.0		This RFP Document
3.8.2	2.0	A	Form of Proposal (Proposed Costs)
3.8.3	3.0	B	form HUD-5369-C (8/93), <i>Certifications and Representations of Offerors, Non-Construction Contract</i>
3.8.4	4.0	C	Profile of Firm Form
3.8.5	5.0	D	Special Participation
3.8.6	6.0	E	form HUD-5369-B (8/93), <i>Instructions to Offerors, Non-Construction</i>
3.8.7	7.0	F	<i>Agency Supplemental Instructions To Proposers & Contractors (SIPC)</i>
3.8.8	8.0	G	Sample Contract Form (please note that this contract and the listed appendices are being given as a sample only—the Agency reserves the right to revise any clause herein and/or to include within the ensuing contract any additional clauses that the Agency feels it is in its best interests to do so)
3.8.8.1	8.1	G-1	Sample Contract Appendix No. 1: form HUD-5370-C (01/2014), <i>General Conditions for Non-Construction Contracts Section I (With or without Maintenance Work)</i>
3.8.8.2	8.2	G-2	Sample Contract Appendix No. 2: form HUD 50071 (01/14), <i>Certification of Payments to Influence Federal Transactions</i> (NOTE: This form will only be completed and included as a part of the ensuing contract if the Agency anticipates that total awards pursuant to the ensuing contract may or will exceed \$100,000.)
3.8.8.3	8.3	G-3	Sample Contract Appendix No. 3: Standard Form LLL (Rev. 01/14), <i>Disclosure of Lobbying Activities</i> (NOTE: This form will only be completed and included as a part of the ensuing contract if the Contractor designates an affirmative answer to Item No.2 within the immediate identified form 50071.)
3.8.8.4	8.5	G-5	Form HUD 92010 Equal Employment Opportunity Certification
3.8.9	9.0	H	<i>Agency Profile of Properties</i>

REQUEST FOR PROPOSALS (RFP) No. ACHA-1704, Elevator Consulting Services

4.0 PROPOSAL EVALUATION.

4.1 Evaluation Factors. The following factors will be utilized by the Agency to evaluate each proposal submittal received; award of points for each listed factor will be based upon the documentation that the proposer submits within his/her proposal submittal and on-line (specifically, the pricing submitted on-line):

[Table No. 5]

(1) Tab No.	(2) Max Point Value	(3) Factor Type	(4) Factor Description
1	20 points	Subjective (Technical)	FIRM QUALIFICATIONS & EXPERIENCE.
2	20 points	Subjective (Technical)	PROJECT TEAM. Proposed staffing profiles, qualifications, certifications & experience
3	20 points	Subjective (Technical)	PROJECT EXPERIENCE. List similar jobs, references, and relevant information
4	30 points	Objective	PROPOSED COSTS/FEES. Form of Proposal (Section 3.2, Page 11)
5	5 points	Subjective (Technical)	STATEMENT OF COMPLIANCE WITH RFP REQUIREMENTS. Complete and include all required attachments (B, C, D, G-2, G-3, G-5)
6	5 points	Subjective (Technical)	LEGAL STANDING.
	100 points		TOTAL POINTS.
7	5 points	Objective	BUSINESS PREFERENCE PARTICIATION. (Bonus Points) Section3/MWDBE/VOSB (Attachment D Special Participation)
*NOTE: Points will be awarded for each Subjective Factor by each of the appointed evaluation committee members based on his/her opinion after a thorough review of the information submitted by each proposer within his/her proposal.			

4.2 Evaluation Method. The eventual award will occur based on the following detailed brief procedures.

4.2.1 Initial Evaluation for Responsiveness. Each proposal received will first be evaluated for responsiveness (i.e., meets the minimum of the requirements).
NOTE: Please reference Section 3.1 herein.

- 4.2.2 Evaluation Packet.** An evaluation packet will be prepared for each evaluator, typically including the following documents:
- 4.2.2.1** Instructions to Evaluators;
 - 4.2.2.2** Proposal Tabulation Form;
 - 4.2.2.3** Written Narrative Form for each proposer;
 - 4.2.2.4** Recap of each proposer’s responsiveness;
 - 4.2.2.5** Copy of all pertinent RFP documents.
- 4.2.3 Evaluation Committee.** The Agency anticipates that it will select a minimum of a three-person committee to evaluate each of the responsive “hard copy” proposals submitted in response to this RFP. PLEASE NOTE: No proposer shall be informed at any time during or after the RFP process as to the identity of any evaluation committee member. If, by chance, a proposer does become aware of the identity of such person(s), he/she SHALL NOT make any attempt to contact or discuss with such person anything related to this RFP. As detailed within Section 3.4 of this document, the designated CO is the only person at the Agency that the proposers shall contact pertaining to this RFP. Failure to abide by this requirement may (and most likely will) cause such proposer(s) to be eliminated from consideration for award.
- 4.2.4 Evaluation.** The CO will evaluate and award points pertaining to Objective Factor. The appointed evaluation committee, independent of the CO or any other person at the Agency, shall evaluate the responsive proposals submitted and award points pertaining to Subjective Evaluation Factors. Upon final completion of the proposal evaluation process, the evaluation committee will forward the completed evaluations to the CO.

4.2.4.1 Points Awarded Range. Pertaining to the Subjective Factor, please note the following range of points awarded (points pertaining to this RFP are shaded—please also see the Evaluation Factors detailed within the preceding Section 4.1):

[Table No. 6]

Classification*	Points Awarded Range				
	Rating	%	10	30	100**
Acceptable	Excellent	95%/+	10	29-30	95-100
Acceptable	Very Good	90%/+	9	27-28	90-94
Potentially Acceptable	Good	80%/+	8	24-26	80-89
Potentially Acceptable	Average	70%/+	7	21-23	70-79
Unacceptable	Poor	<70%	0-6	0-20	0-69
*Pursuant to Section 7.2.N.3 of HUD Procurement Handbook 7460.8 REV 2. **Total available points to be awarded, including cost points, minus preference points.					

4.2.5 Potential "Competitive Range" or "Best and Finals" Negotiations. The Agency reserves the right to, as detailed within Section 7.2.N through Section 7.2.R of HUD Procurement Handbook 7460.8 REV 2, conduct a "Best and Finals" Negotiation, which may include oral interviews, with all firms deemed to be in the competitive range. Any firm deemed not to be in the competitive range shall be notified of such in writing by the Agency in as timely a manner as possible, but in any case within no longer than 10 days after the beginning of such negotiations with the firms deemed to be in the competitive range.

4.2.6 Determination of Top-ranked Proposer. Typically, the subjective points awarded by the evaluation committee will be combined with the objective points awarded by the ED to determine the final rankings. If the evaluation was performed to the satisfaction of the ED, the final rankings may be forwarded to the Housing Authority Board of Commissioners (BOC) at a scheduled meeting for approval. Contract negotiations may, at the Agency's option, be conducted prior to or after the BOC approval.

4.2.6.1 Minimum Evaluation Results. To be considered to receive an award a proposer must receive a total calculated average of at least 70 points (of the 100 total possible points detailed within Section 4.1 herein).

4.2.6.2 Ties. In the case of a tie in points awarded, the award shall be decided as detailed within Section 6.12.C of HUD Procurement Handbook 7460.8 REV 2, by “drawing lots or other random means of selection.”

4.2.7 Notice of Results of Evaluation. If an award is completed, all proposers will receive by e-mail a Notice of Results of Evaluation. Such notice shall inform all proposers of:

4.2.7.1 Which proposer received the award;

4.2.7.2 Where each proposer placed in the process as a result of the evaluation of the proposals received;

4.2.7.3 The cost or financial offers received from each proposer;

4.2.7.4 Each proposer’s right to a debriefing and to protest.

4.2.8 Restrictions. All persons having familial (including in-laws) and/or employment relationships (past or current) with principals and/or employees of a proposer entity will be excluded from participation on the Agency evaluation committee. Similarly, all persons having ownership interest in and/or contract with a proposer entity will be excluded from participation on the Agency evaluation committee.

5.0 CONTRACT AWARD.

5.1 Contract Award Procedure. If a contract is awarded pursuant to this RFP, the following detailed procedures will be followed:

5.1.1 By completing, executing and submitting a proposal, the “proposer is thereby agreeing to abide by all terms and conditions pertaining to this RFP as issued by the Agency, in hard copy including the contract clauses already attached as Attachments G and G-1 through G-3, each attached hereto. Accordingly, the Agency has no responsibility to conduct after the submittal deadline any negotiations pertaining to the contract clauses already published.

5.2 Contract Conditions. The following provisions are considered mandatory conditions of any contract award made by the Agency pursuant to this RFP:

5.2.1 Contract Form. The Agency will not execute a contract on the Contractor’s form—contracts will only be executed on the Agency form (please see Sample Contract, Attachments G and G-1 through G-3, each attached hereto), and by submitting a proposal the Contractor agrees to do so (please note that the Agency reserves the right to amend this form as the Agency deems necessary). However, the Agency will during the RFP process (prior to the posted question deadline) consider any contract clauses that the proposer wishes to include therein and

submits in writing a request for the Agency to do so; but the failure of the Agency to include such clauses does not give the Contractor the right to refuse to execute the Agency's contract form. It is the responsibility of each prospective proposer to notify the Agency, in writing, prior to submitting a proposal, of any contract clause that he/she is not willing to include in the final executed contract and abide by. The Agency will consider and respond to such written correspondence, and if the prospective proposer is not willing to abide by the Agency's response (decision), then that prospective proposer shall be deemed ineligible to submit a proposal.

5.2.1.1 Mandatory HUD Forms. Please note that the Agency has no legal right or ability to (and will not) at any time negotiate any clauses contained within ANY of the HUD forms included as a part of this RFP.

5.2.2 Assignment of Personnel. The Agency shall retain the right to demand and receive a change in personnel assigned to the work if the Agency believes that such change is in the best interest of the Agency and the completion of the contracted work.

5.2.3 Unauthorized Sub-Contracting Prohibited. The Contractor shall not assign any right, nor delegate any duty for the work proposed pursuant to this RFP (including, but not limited to, selling or transferring the contract) without the prior written consent of the ED. Any purported assignment of interest or delegation of duty, without the prior written consent of the ED shall be void and may result in the cancellation of the contract with the Agency, or may result in the full or partial forfeiture of funds paid to the Contractor as a result of the proposed contract; either as determined by the ED.

5.3 Contract Period. The duration of the contract is a three-year term, with the option, at the Agency's discretion, for an additional two-year term.

5.4 Licensing and Insurance Requirements. Prior to award (but not as a part of the proposal submission) the successful proposer will be required to provide:

5.4.1 Workers Compensation Insurance. An original certificate evidencing the proposer's current industrial (worker's compensation) insurance carrier and coverage amount (NOTE: Workers Compensation Insurance will be required of any Contractor that has employees other than just the owner working on-site to provide the services);

5.4.2 General Liability Insurance. An original certificate evidencing General Liability coverage, naming the Agency as an additional insured, together with the appropriate endorsement to said policy reflecting the addition of the Agency as an additional insured under said policy (minimum of \$1,000,000 each occurrence, general aggregate minimum limit of \$1,000,000, together with damage to premises and fire damage of \$50,000 and medical expenses any one person of \$5,000), with a commercially reasonable deductible (i.e., "commercially reasonable," meaning not greater than 1% of the "general aggregate minimum" of the policy, with a maximum deductible amount of \$50,000);

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- 5.4.3 Professional Liability Insurance.** An original certificate showing the proposer's professional liability and/or "errors and omissions" coverage (minimum of \$1,000,000 each occurrence, general aggregate minimum limit of \$1,000,000), with a commercially reasonable deductible (i.e., "commercially reasonable," meaning not greater than 1% of the "general aggregate minimum" of the policy, with a maximum deductible amount of \$50,000);
- 5.4.4 Automobile Insurance.** An original certificate showing the proposer's automobile insurance coverage in a combined single limit of \$1,000,000. For every vehicle utilized during the term of this program, when not owned by the entity, each vehicle must have evidence of automobile insurance coverage with limits of no less than \$50,000/\$100,000 and medical pay of \$5,000.
- 5.4.5 City/County/State Business License.** If applicable, a copy of the proposer's business license allowing that entity to provide such services within the City of Pittsburgh and/or the State of Pennsylvania.
- 5.4.6 Profile of Firm Form.** The requested related information shall also be entered where provided for on the Profile of Firm Form.
- 5.5 Contract Service Standards.** All work performed pursuant to this RFP must conform and comply with all applicable local, state, and federal codes, statutes, laws, and regulations.
- 5.6 Prompt Return of Contract Documents.** Any and all documents required to complete the contract, including contract signature by the successful proposers, shall be provided to the Agency within 10 workdays of notification by the Agency.

Index of Tables

[Table No. 7]

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**REQUEST FOR PROPOSALS (RFP) ACHA-1704 ELEVATOR CONSULTING SERVICES
FORM OF PROPOSAL (RFP Attachment A)**

(This Form must be fully completed and placed under Tab No. 4 of the "hard copy" tabbed proposal submittal.)

(3) Disclosure Statement. Does this firm or any principals thereof have any current, past personal or professional relationship with any Commissioner or Officer of the Agency? Yes No If "Yes," please attach a full detailed explanation, including dates, circumstances, and current status.

(4) Felony Disclosure. Has any principal(s) or any person(s) proposed to perform the work ever been convicted of a felony? Yes No If "Yes," please attach a full detailed explanation, including dates, circumstances, and current status. PLEASE NOTE: The Agency reserves the right to not make award to any proposer that has staff who has been convicted of a felony if the Agency feels that doing such is in its best interests.

(5) Non-Collusive Affidavit. The undersigned party submitting this proposal hereby certifies that such proposal is genuine and not collusive and that said proposer entity has not colluded, conspired, connived or agreed, directly or indirectly, with any proposer or person, to put in a sham proposal or to refrain from proposing, and has not in any manner, directly or indirectly sought by agreement or collusion, or communication or conference, with any person, to fix the proposal price of affiant or of any other proposer, to fix overhead, profit or cost element of said proposed price, or that of any other proposer or to secure any advantage against the Agency or any person interested in the proposed contract; and that all statements in said proposal are true.

(6) Proposer's Statement. The undersigned proposer hereby states that by completing and submitting this Form and all other documents within this proposal submittal, he/she is verifying that all information provided herein is, to the best of his/her knowledge, true and accurate, and that if the Agency discovers that any information entered herein to be false, such shall entitle the Agency to not consider or make award or to cancel any award with the undersigned party. Further, by completing and submitting the proposal submittal, and by entering and submitting the costs, the undersigned proposer is thereby agreeing to abide by all terms and conditions pertaining to this RFP as issued by the Agency, including an agreement to execute the attached Sample Contract form. Pursuant to all RFP Documents, this Form of Proposal, and all attachments, and pursuant to all completed Documents submitted, including these forms and all attachments, the undersigned proposes to supply the Agency with the services described herein for the fee(s) entered within the areas provided pertaining to this RFP.

Signature _____ Date _____ Printed Name _____ Company _____

**REQUEST FOR PROPOSALS (RFP) ACHA-1704 ELEVATOR CONSULTING SERVICES
FORM OF PROPOSAL (RFP Attachment A)**

(This Form must be fully completed and placed under Tab 1 of the initial Step #1 "hard copy" tabbed bid submittal.)

FEE SHEET

The undersigned is familiarized with the Scope of Work, with all Contract and RFP Documents and Addenda, which might be issued, and on file in the offices of the Allegheny County Housing Authority. The Fee/Rate shall be inclusive of all labor, materials, expenses, benefits, insurance, certification, overhead and profit, etc. to execute Elevator Consulting Services as defined by the RFP for any contract work on ACHA property/properties:

I. GENERAL ELEVATOR CONSULTING SERVICES – HOURLY BILLING RATE

_____ dollars (\$ _____)

II. MAINTENANCE AUDIT – HOURLY BILLING RATE

_____ dollars (\$ _____)

III. SPECIFICATION CONSULTING SERVICES – TYP. 2 ELEVATOR BLDG - FLAT RATE

_____ dollars (\$ _____)

PROPOSER INFORMATION:

Date of Proposal Submission

Signature

Printed Name

Company Name

Official Address

Office Phone

Mobile Phone

Email Address

ACHA Elevator Inventory

March 28, 2024

AMP No.	SITE	State Building code number	No. of Elevators	Elev Type	Status	NOTES	Street Address	City State	Zip Code	Office Phone	Elev 1 Certificate Issued	Elev 1 Certificate Expires	Elev 2 Certificate Issued	Elev 2 Certificate Expires
102	Golden Towers	30231	2	Traction	completed 2022	Mod completed by Olis	215 Allegheny Street	Tarentum, PA	15084	714-226-1070	5/27/2022	6/30/2024	5/27/2022	6/30/2024
102	Rachel Carson Hall	32715	2	Traction	Completed 2022	Mod Completed by ICE	135 E. Second Street	Tarentum, PA	15084	724-226-1114			1/30/2023	11/30/2024
102	Brackenridge Hall	32293	2	Traction	Completed 2022	Mod by ICE	887 First Avenue	Brackenridge, PA	15014	724-226-1106				
103	Pine Ridge Heights	45976	1	Hydraulic	Original 1999 *10	Troublesome Equipment - consider advancing priority	892 Veteran's Lane	Natrona Heights, PA	15065	724-294-0080	3/30/2023	4/30/2025	X	X
201	Blawnox Apartments	35512	2	Traction	Completed Jan 2024	Completed by Olis	701 Center Avenue	Blawnox, PA	15238	412-828-0139	10/29/2020	11/30/2022	10/29/2020	11/30/2022
201	Springdale Manor	36443	2	Traction	Completed 2022	Mod completed by Olis	504 Pittsburgh Street	Springdale, PA	15144	724-274-7303	9/29/2022	10/31/2024	9/29/2022	10/31/2024
203	Robert Corbett Apts.	37263	2	Hydraulic	Original *11	1999/2000 New Controllers; 2019 Car #1 New Jack/Lift	175 Corbett Court	Ross Twp., PA	15237	412-366-6150	1/30/2023	2/28/2025	1/30/2023	2/28/2025
203	West View Tower	35488	2	Traction	Original *2	New Door Operators 15 years	808 West View Park Drive	West View, PA	15229	412-931-6373	12/29/2022	1/31/2025	12/29/2022	1/31/2025
302	Ohioview Tower	33328	2	Hydraulic	Completed May 2023	Mod by Olis	250 Jefferson Drive	McKees Rocks, PA	15136	412-331-4633				
401	Millvue Acres		1	Hydraulic	Mod. 1998	Wheelchair Lift	1090 Marion Circle	Clairton, PA	15025	412-233-4671			X	X
401	G.W. Carver Hall	33148	2	Traction	Original *7	Replaced 1999: Controllers/Cab Renovation/Car Top Equip; Original Hoists & Motors	565 Reed Street	Clairton, PA	15025	412-233-9544	10/29/2020	11/30/2022	10/29/2020	11/30/2022
403	West Millfin Manor	36298	2	Traction	Completed Jan 2024	Completed by Olis	2400 Sharp Avenue	West Millfin, PA	15122	412-466-4111			8/30/2022	9/30/2024
403	Harry S. Truman Apts.	32995	2	Traction	Original *1		25 North Second Street	Duquesne, PA	15110	412-466-8550	12/29/2022	10/31/2024	12/29/2022	10/31/2024
501	Homestead Apts. Bldg. D	29445	2	Traction	Original *6	Original Hoists & Motors; 1999/2000 Updated Cabs;	421 East Eighth Avenue	Homestead, PA	15120	412-462-1441	3/30/2023	4/30/2025	3/30/2023	4/30/2025
502	Homestead Apts. Bldg. A	29445	2	Traction	Original *4	Controller + Door Ops Upgrd 1999; Original Hoists/Orig Car Top Equip; Car #1 Hoist/Motor/Cabing Replaced ~5yrs ago	411 East Eighth Avenue	Homestead, PA	15120	412-462-1441	3/30/2023	4/30/2025	3/30/2023	4/30/2025
503	Homestead Apts. Bldg. B	29445	2	Traction	Original *5	Controller + Door Ops Upgrd 1999; Original Hoists/Orig Car Top Equip; Car #1 Hoist/Motor/Cabing Replaced ~5yrs ago	481 East Eighth Avenue	Homestead, PA	15120	412-462-1441	3/30/2023	4/30/2025	3/30/2023	4/30/2025
504	Homestead Apt. Bldg. C	29445	1	Hydraulic	Mod. 2008	All New 2008	441 East Eighth Avenue	Homestead, PA	15120	412-462-1441	3/30/2023	4/30/2025	3/30/2023	4/30/2025
602	General Braddock Tower	31914	2	Traction	Completed Apr 2024	Completed by Right Elevator	620 Sixth Street	North Braddock, PA	15104	412-351-1360	10/29/2020	11/30/2022	10/29/2020	11/30/2022
701	Dumplin Hall	32557	2	Traction	Mod. 2007	All New 2007; Reused Safeties	502 Hay Street	Wilksburg, PA	15221	412-247-7490	10/29/2020	11/30/2022	10/29/2020	11/30/2022
702	Jefferson Manor	36619	2	Traction	Original *8	Original Equipment; 1999/2000 New Controllers;	201 Jefferson Road	Penn Hills, PA	15235	412-241-0289	11/29/2022	12/31/2024	11/29/2022	12/31/2024
703	Commerce Plaza Apts.	31405	2	Traction	Completed Jan 2024	Completed by Olis	314 Commerce Street	Wilmerding, PA	15148	412-823-3472	8/30/2023	11/30/2024	8/30/2023	11/30/2024
704	John Fraser Hall	32723	2	Traction	Mod. 2010	~2011 All New except Hoists	500 Hunter Street	Turtle Creek, PA	15145	412-823-8009	10/29/2020	11/30/2022	10/29/2020	11/30/2022
808	Meyers Ridge Comm Bldg	48972	1	Hydraulic	New 2003	New Construction 2003/2004	901 Gray Street	McKees Rocks, PA	15136	412-402-2452	3/30/2023	4/30/2025	X	X
814	Dalton's Edge - PHASE 1	51271	2	Hydraulic	New 2009	Virginia Controls installed at time of constuction	700 Second Avenue	Tarentum, PA	15084	724-226-9091	12/16/2022	12/31/2023	12/16/2022	12/31/2023
815	Dalton's Edge - PHASE 2	51577	2	Hydraulic	New 2009	Virginia Controls installed at time of constuction	704 Second Avenue	Brackenridge, PA	15014	724-226-9091	7/28/2023	7/31/2025	7/28/2023	7/31/2025
825	Dorchester of Mt. Lebanon	58629	2	Hydraulic	New 2019	All New Equipment	2903 Midland Street	Mt. Lebanon, PA	15226	412-857-3330	3/30/2023	4/30/2025	3/30/2023	4/30/2025
000	ACHA Central Office	59515	1	Hydraulic	New 2021	All New Equipment	301 Charters Avenue	McKees Rocks, PA	15136	412-402-2480	10/27/2022	11/30/2024	X	X