



## Board Letter

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**Agenda Date:** November 25, 2025

**Agenda #:** 1

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Authorization to award contract to American Hoist & Manlift, Inc. for agencywide elevator maintenance, repairs, and inspections.

Presenter: Leonard Langston, Jr., Interim Chief Property Officer

### **Recommendation**

The Operating Chairman of the Chicago Housing Authority ("CHA") recommends that the CHA Board of Commissioners ("Board") approve the award of a contract to the below listed contractor for agencywide elevator maintenance, repairs, and inspections. The contract shall consist of a three-year base initial term ("Initial Term"), with two (2) one-year options to extend the contract following the completion of the Initial Term. The total not-to-exceed value of the contract shall be \$7,908,265.00 in accordance with the values of the Initial Term together with all option terms set forth in the table below.

The Board further authorizes the Operating Chairman to approve each request to exercise the extension options awarded under the contract.

Recommended Awardee	Base Term	Option Terms	Total Contract Value
American Hoist & Manlift, Inc.	1 <sup>st</sup> Year: \$1,569,910.31 2 <sup>nd</sup> Year: \$1,569,910.31 3 <sup>rd</sup> Year: \$1,569.910.32	1 <sup>st</sup> Option: \$1,578,583 2 <sup>nd</sup> Option: \$1,619,951	\$7,908,265
<b>Aggregate Total:</b>	<b>\$4,709,731</b>	<b>\$3,198,534</b>	<b>\$7,908,265</b>

The requested action complies in all material respects with all applicable federal, state, and local laws, and CHA policies. CHA staff has completed all necessary due diligence to support the submission of this initiative.

### **Funding**

MTW Funds

### **Background**

Property and Asset Management recommends award to American Hoist & Manlift, Inc. for agencywide elevator maintenance, repairs, and inspections. We recommend they are awarded an agreement for a 3-year base term and two (2) 1-year options for a lifetime maximum amount for \$7,908,265.

### **Procurement Activities**

Specifications prepared by CHA staff were publicly advertised as IFB Event 3288 for Agencywide Elevator Maintenance and Inspections, on Friday, May 30, 2025. A Pre-Bid

Conference and Site Visit was held on Thursday, June 5, 2025, and seven (7) firms attended. Six (6) bids were received on Thursday, July 10, 2025, at 11AM CST. The responses to the IFB are depicted in the table below:

<b>Vendor Responses</b>	<b>Total</b>
American Hoist & Manlift	\$7,124,681.35
Mid American Elevator	\$7,373,472.00
Elevator Industries Holdings	\$7,474,372.08
1st Priority Elevator Co..	\$8,354,690.00
OTIS Elevator Company	\$10,290,340.59
Professional Elevator Services	\$13,938,841.01

Professional Elevator Services was deemed non-responsive.

After reviewing the bid submittal materials, CHA staff held a pre-award meeting with the apparent low bidder. Having completed its review of the submitted bid materials, the responses at the pre-award survey meeting and the recommendation of staff, CHA has determined that American Hoist & Manlift, Inc. is the lowest responsive and responsible bidder.

#### **Diversity Contracting Requirements**

The CHA Staff has reviewed the proposed vendors and has determined the vendors' utilization plans meet with the CHA's stated goals.

American Hoist & Manlift, Inc will satisfy the CHA 20% M/W/DBE goal through subcontracting 20% to 1<sup>st</sup> Priority an MBE business certified through Cook County. American Hoist & Manlift, Inc is proposing an OEO to satisfy their 3% Section 3 goal through a Candidate Preparation Program valued at \$237,248.00. This programs offers, Internships, Mentorship, and Pre-Apprenticeship training. American Hoist & Manlift, Inc does not have Prime or subcontracts directly with CHA.

#### **Vendor Background Information**

Joe Anderson, President: 15811 Annico Dr #5, Homer Glen, IL 60491. American Hoist & Manlift, Inc. (AHM) was founded in 1999 and has grown from a one-person operation into a company with 54 employees and \$14 million in annual revenue. With more than 25 years of experience in the elevator and vertical transportation industry, American Hoist & Manlift, Inc. is committed to providing reliable service, responsive support, and solutions that protect tenants, staff, and facilities.

Based on the foregoing, it is in the best interest of the CHA for the Board to authorize the Operating Chairman or his designee, to enter a contract for agencywide elevator maintenance, repairs, and inspections with American Hoist & Manlift, Inc. in the amount of \$7,908,265.00.

Respectfully Submitted:



**Matthew Brewer**  
**Operating Chairman**



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**RESOLUTION NO. 2025-CHA-47**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated November 25, 2025 entitled "Authorization to award contract to American Hoist & Manlift, Inc. for agencywide elevator maintenance, repairs, and inspections".

**THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY:**

**THAT,** the Board of Commissioners authorizes the Operating Chairman or his designee to award a contract to American Hoist & Manlift, Inc. in an amount not-to-exceed \$7,908,265.00 for a five (5) year term.

This award is subject to the Contractor's compliance with CHA's Diversity Contract Compliance and insurance requirements.



  
James Matanky  
Vice Chairman  
Chicago Housing Authority