



CITY OF BEVERLY HILLS STAFF REPORT

Meeting Date: April 2, 2013
To: Honorable Mayor & City Council
From: Fred Simonson, Facility Operations Manager
Chad Lynn, Director of Parking Operations
Subject: Emergency Elevator Repair Work
Attachments:

INTRODUCTION

Staff is currently engaged in the process of modernizing and rehabilitating elevators serving City owned or operated facilities. The first phase of this work is expected to begin in May or June of 2013 after the completion of the bidding, selection and award process is completed.

The two elevators at the 440 N. Camden Drive parking facility are experiencing the following issues:

- Multiple days per week and for multiple days at a time, at least one elevator is out of service
- Each time one elevator is out of service, it places additional demand on the remaining elevator, creating additional failures within days
- One to two times per week, and for multiple days at a time, both elevators are out of service, leaving no elevator service in the facility
- When both elevators are out of service, the City has turned away elderly/disabled patrons from this facility due to a lack of elevator service
- Over the past two months, once per month, the City has had to provide vehicle service for elderly/disabled patrons that have returned to the parking facility after elevator failures have occurred
- The frequency of the elevators being placed out of service is increasing

Staff has been working on a continuous basis with both our service providers and our elevator experts to find an immediate solution to this situation.

DISCUSSION

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Staff believes we have a solution that will bridge the period between the current status of operations and the award and start of the modernization work for a total not to exceed cost of \$30,000. While pursuing the estimates for an Emergency Agreement, the City's elevator experts provided an organization that specializes in the maintenance and repair of elevator equipment nearing end of life.

By engaging an organization with this specific area of expertise, it is expected that the current elevators can be maintained in working order until the City is able to bid and award the larger rehabilitation and modernization work on these elevators.

The process for engaging these services will be to terminate the existing elevator maintenance agreement with the City's current service provider, Otis Elevator Company, pursuant to the terms of the existing agreement and to engage the new organization, Specialized Elevator Corporation for the repairs, estimated at \$10,000, and ongoing maintenance, estimated at \$12,000, of these elevators in an amount not to exceed \$30,000 including contingencies.

Alternative one is to engage the City's current service provider, Otis Elevator Company, to begin the modernization work on one of the elevators at this location on an Emergency Basis prior to the completion of the bidding and award process. The consultants estimate for this work is between \$150,000 and \$200,000 for the modernization work and a ten to 15% premium (\$22,500 to \$40,000) for conducting this work on an emergency basis.

Alternative two is to continue working under the current agreement, responding to the calls for service as they arise and continuing to do our best to keep these elevators in operation.

Staff will be terminating the current agreement for the 440 N. Camden Drive parking facility elevator maintenance agreement with Otis Elevator Company and applying the funds associated with that portion of the agreement to a new agreement for the repair and ongoing maintenance of these elevators with Specialized Elevator Corporation until the bidding and award of an agreement for the modernization and rehabilitation of these elevators.

FISCAL IMPACT

The City is currently paying approximately \$900 per month for preventative maintenance service at this location. By executing the solution proposed, the City would use the funds being paid to the current service provider plus the estimated \$10,000 in one-time repair costs. These funds are currently available in the operating and capital budgets of Facilities Maintenance and Parking Operations and do not require any additional funding.

RECOMMENDATION

This report is for information purposes only.



David Gustavson
Approved By