



AGENDA REPORT

Meeting Date: July 2, 2013
Item Number: G-6
To: Honorable Mayor & City Council
From: Charles Ackerman, Project Administrator
Subject: APPROVAL OF THE AWARD OF CONTRACT TO LIFTECH ELEVATOR SERVICES CORPORATION FOR THE MODERNIZATION OF ELEVATOR EQUIPMENT IN THREE CITY FACILITIES; AND APPROVING PLANS AND SPECIFICATIONS THEREFOR; AND APPROVAL OF PURCHASE ORDERS TO LIFTECH ELEVATOR SERVICES CORPORATION FOR THE CONTRACT WORK IN THE TOTAL AMOUNT OF \$1,563,000.

Attachments:

1. Agreement
2. Categorical Exemption

RECOMMENDATION

It is recommended that the City Council adopt the resolution awarding a Contract to Liftech Elevator Services Inc. for the Modernization Of Elevator Equipment In Three City Facilities Project, Bid No. 13-27, in the amount of \$1,423,000; approve the construction contingency of \$140,000; and delegate the authority to approve change orders to the Director of Public Works & Transportation, approve the plans and specifications for the Project, dated May 1, 2013, which are adopted and approved with respect to design criteria; and approve a purchase order in the amount of \$1,563,000.

INTRODUCTION

The proposed contract will modernize the elevators at the Police Facility 464 N. Rexford Drive, and parking garages at 440 N. Camden Drive and 333 N. Crescent Drive. These elevators are outdated, 20 to 25 years old, and are in need of upgrading to ensure reliable day to day operation.

DISCUSSION

Through an agreement with the City's blanket architectural and engineering consultant, a specialized consultant, HKA Elevator Consulting, Inc. was engaged to survey and evaluate the condition of existing elevators in City facilities and parking garages. Based on this condition assessment a priority list was created addressing the most needed elevator improvements first. The initial phase of elevator modernization includes the Police Facility, 440 N. Camden garage and 333 N. Crescent garage.

The elevator upgrades in the parking structures are consistent with the list of Capital upgrade projects investment directed by the City Council during the discussion of the Parking Authority Fund and assets.

The consultant's scope of services included the preparation of the plans and specifications for the project, which consist of the modernization of the traction passenger elevators with new gearless hoist machines, new controls, selectors, signals and fixtures, door operating equipment, cab interiors, hoistway wiring, others where specified and recondition other equipment as specified.

For this project a prequalification procedure was utilized following the State guidelines. Among the items that the procedure required was construction experience in several recent, local, and similar completed projects. The process was advertised in the Beverly Hills newspapers, required trade journals and the pre-qualification documents were posted on the City's website. Six Elevator companies were pre-qualified for this project and attended the mandatory job walk and obtained bid documents for this project.

On June 17, 2013, three bids were received. The bids results are as follows:

| <u>Bidder</u> | <u>464 N. Rexford</u> | <u>440 N. Camden</u> | <u>333 N. Crescent</u> | <u>Total Bid Amount</u> |
|------------------|-----------------------|----------------------|------------------------|-------------------------|
| Liftech Elevator | \$575,000.00 | \$399,000.00 | \$449,000.00 | \$1,423,000.00 |
| Otis Elevator | \$630,761.48 | \$407,448.42 | \$454,013.61 | \$1,492,223.50 |
| Thyssen Krupp | \$750,653.00 | \$510,706.00 | \$602,908.00 | \$1,864,267.00 |

The low bidder, Liftech Elevator Services Inc. submitted a fully responsive bid, and as reported by the State Contractors Licensing Board, their license is current and in good standing. Review of the firm's references indicates that the firm has successfully executed similar work.

Staff recommends that the base bid be accepted as the contract work. The total contract amount is \$1,423,000. In addition, a contingency of \$140,000 (approximately 10% of the contract amount) is recommended for change due to unforeseen conditions to complete the work. The consultant's pre-bid estimate was \$1,750,000

The bid documents specify a 240 calendar day completion period for the work, resulting in completion of the project in April 2014.

The Department of Community Development has reviewed the project for environmental impact and concluded that the project qualifies for a categorical exemption under the procedures adopted by the City of Beverly Hills, and no further environmental assessment is necessary.

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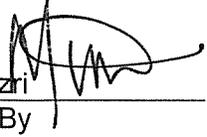
FISCAL IMPACT

Funding for this contract work has been budgeted from the fiscal year 2013-14 Capital Improvement Program budget for City elevator replacement and upgrades, project #0937 in the total amount of \$3,525,000.

Don Rhoads
Finance Approval



Mahdi Aluzri
Approved By



Attachment 1

APPENDIX A

FORM OF CONTRACT

This contract ("Contract") is entered into by and between the City of Beverly Hills ("City"), a California municipal corporation, and Liftech Elevator Services, Inc. a Corporation, whose address is 3286 E. Willow Street Signal Hill, California 90755.

In consideration of the agreements herein contained, the parties agree as follows:

1. **WORK TO BE PERFORMED.** Contractor shall furnish at Contractor's own expense all labor, materials, supplies, equipment, tools, transportation and other items of expense necessary to complete in a workmanlike manner all Work in accordance with the terms and conditions of the Contract, except for the labor, materials, supplies, equipment, tools, transportation and other items of expense as may be required to be furnished by the City. The Work is defined in detail in the Contract Documents, which govern the interpretation and performance of this Contract, but may be generally described as follows:

MODERNIZATION OF ELEVATOR EQUIPMENT IN THREE CITY FACILITIES FOR THE CITY OF BEVERLY HILLS

2. **CONTRACT DOCUMENTS.** This contract consists of this Form of Contract and the following Contract Documents, including all exhibits, appendices, addenda, drawings, specifications and documents therein and attachments thereto, all of which are by this reference incorporated herein and made a part of this Contract:

SECTION 1: NOTICE INVITING BIDS
SECTION 2: INSTRUCTIONS TO BIDDERS
SECTION 3: SPECIAL CITY REQUIREMENTS
SECTION 4: GENERAL SPECIFICATIONS
SECTION 7: ADDITIONAL FORMS

as contained in City's Bid Document for Bid No. 13-27, dated May 1, 2013 and

SECTION 5: BIDDER'S BID
SECTION 6: SIGNATURE PAGE AND LEGAL STATUS

of Contractor's Bid in response thereto, all of which are incorporated herein by reference, and all of which shall comprise the Contract Documents for this Contract. If any item of the Scope of Work, Payment Schedule, or any other item of the Bid Package is modified by either of the parties or arrived at by negotiation between the parties, that item as finally agreed upon by the parties shall also become a Contract Document, it shall supersede the corresponding item of the Bid Package, if any, and it shall be subject to all terms and conditions of the Contract.

3. **PERFORMANCE PERIOD.** Contractor shall commence Work after execution of the Contract, and shall complete all Work in 240 calendar days from the date of Notice To Proceed as set forth in the Contract Documents.

4. PAYMENT. City shall pay Contractor as full consideration for the satisfactory performance by Contractor of all Work required under this Contract the sum of One Million Four Hundred and Twenty Three Thousand Dollars (\$1,423,000), payable as provided in the Contract Documents.

IN WITNESS WHEREOF, the parties hereto have caused this Contract to be executed as of the date stated below.

DATED: _____

DATED: _____

CITY OF BEVERLY HILLS
"City"

Liftech Elevator Services Inc.
"Contractor"

JOHN A. MIRISCH
Mayor

By: _____

Title: _____

ATTEST:

By: _____

BYRON POPE
City Clerk

Title: _____

APPROVED TO FORM:

APPROVED AS TO CONTENT:

LAURENCE S. WIENER
City Attorney

JEFFREY KOLIN
City Manager

MAHDI ALUZRI
Acting Director of Public Works &
Transportation

ALAN SCHNEIDER
Director of Project Administration

KARL KIRKMAN
Risk Manager

Attachment 2



www.beverlyhills.org

CITY OF BEVERLY HILLS

Categorical Exemption

NAME OF PROJECT Modernization Of Elevator Equipment In Three City Facilities Project

LOCATION 464 N. Rexford Dr., 440 N. Camden Dr. & 333 N. Crescent dr.

TYPE OF BUSINESS (IF COMMERCIAL) Police Department and two parking structures

PROJECT DESCRIPTION Upgrade and Modernize 7 existing elevators in the 3 Facilities

APPLICANT'S NAME City of Beverly Hills PHONE 310-285-1132

APPLICANT'S ADDRESS Project Administration 345 Foothill Road

CITY Beverly Hills, CA ZIP 90210

IF DIFFERENT, PROVIDE:

AGENT'S NAME _____ PHONE _____

AGENT'S ADDRESS _____

CITY _____ ZIP _____

The undersigned, having received this project for processing, has reviewed it for environmental impact and concluded that the project qualifies for a categorical exemption under the procedures adopted by the City of Beverly Hills and no further environmental assessment is necessary.

Applicable Exemption Class Class 1(a)

COMMENTS: The project consists of the minor alteration of existing public structures to update existing elevators within three City owned buildings.

REVIEWED BY Heorgana Miller Date 06 / 24 / 2013