



AGENDA REPORT

Meeting Date: May 20, 2014
Item Number: D-14
To: Honorable Mayor & City Council
From: Charles Ackerman, Project Administrator *CA*
Subject: APPROVAL OF THE AWARD OF CONTRACT TO LIFTECH ELEVATOR SERVICES, INC. FOR THE MODERNIZATION OF ELEVATOR EQUIPMENT IN THREE CITY FACILITIES; AND APPROVING PLANS AND SPECIFICATIONS THEREFOR; AND APPROVAL OF A PURCHASE ORDER TO LIFTECH ELEVATOR SERVICES CORPORATION FOR THE CONTRACT WORK IN THE AMOUNT OF \$1,705,533.00

Attachments:

1. Form of Contract
2. Categorical Exemption

RECOMMENDATION

It is recommended that the City Council move to approve the award of a contract to the lowest responsible bidder, Liftech Elevator Services Inc. for the Modernization of Elevator Equipment In Three City Facilities, Bid No. 14-17, in the amount of \$1,555,533; approve the construction contingency of \$150,000; and delegate the authority to approve change orders to the Director of Capital Assets; 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 \$1,705,533.

INTRODUCTION

The proposed contract will modernize the elevators at City Hall, 455 N. Rexford Drive, and City parking garages at 461 N. Bedford Drive and 216 S. Beverly Drive. These elevators are outdated, 20 to 25 years old, and are in need of upgrading to ensure reliable day to day operation.

DISCUSSION

On July 2, 2013 the City Council awarded a contract for the first of a multi-phased elevator modernization program that included the elevators at the Police Facility, 440 N. Camden garage and 333 N. Crescent garage. The work is currently on schedule to be completed by the contractual completion date of June 14, 2014. The second phase of

elevator modernization includes City Hall, 461 N. Bedford Drive garage and 216 S. Beverly Drive garage.

The City's elevator consultant, HKA Elevator Consulting, Inc. has been engaged to evaluate the condition of the existing elevator equipment and prepare bid documents. The scope of services included preparation of plans and specifications for the project, consisting of the modernization of the traction passenger elevators with new gearless hoist machines, new controls, selectors, signals and fixtures, door operating equipment, cab interiors, hoist way wiring, 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 elevator 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. Three elevator companies were pre-qualified for this project and attended the mandatory job walk and obtained bid documents for this project.

The bid documents were prepared with a base bid for the elevator modernization and five alternate bid items. The alternate bid items are as described below:

- Alternate #1 (additive): provide surety performance bond and one year warranty maintenance
- Alternate #2 (additive): incorporate the Elite PI multi-functional display with 10" screen panel
- Alternate #3 (additive): include the Taps Emergency Rescue device
- Alternate #4 (deductive): paint doors and entrance frames in lieu of stainless steel replacement
- Alternate #5 (additive): remove & replace the old wind up safeties with new flex clamp safeties

On April 9, 2014, two bids were received. The bids results are as follows:

<u>Bidder</u>	<u>455 N Rexford</u>	<u>461 N Bedford</u>	<u>216 N Beverly</u>	<u>Alternates</u>	<u>Total Bid Amt</u>
Liftech Elevator	\$425,768	\$531,930	\$488,904	\$108,931	\$1,555,533
Otis Elevator	\$460,000	\$534,000	\$508,000	\$93,800	\$1,595,800
Thyssen Krupp	Declined to Bid				

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 and alternates #1, #2, #3 and #5 be accepted as the contract work. The total contract amount is \$1,555,533. In addition, a contingency of \$150,000 (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 \$1,700,000

The bid documents specify a 240 calendar day completion period for the work, resulting in completion of the project in March 2015.

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.

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.

David E. Lightner 
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 – PHASE 2**

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. 14-17, dated March 14, 2014 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 Five Hundred Fifty Five Thousand Five Hundred Thirty Three Dollars (\$1,555,533.00), 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: _____

CITY OF BEVERLY HILLS
"City"

LILI BOSSE
Mayor

ATTEST:

BYRON POPE
City Clerk

APPROVED TO FORM:

LAURENCE S. WIENER
City Attorney

DATED: _____

Liftech Elevator Services Inc.
"Contractor"

By: _____

Title: _____

By: _____

Title: _____

APPROVED AS TO CONTENT:

JEFFREY KOLIN
City Manager

DAVID E. LIGHTNER
Deputy City Manager/Director of Capital
Assets

ALAN SCHNEIDER
Director of Project Administration

KARL KIRKMAN
Risk Manager

Attachment 2



www.beverlyhills.org

COMMUNITY DEVELOPMENT DEPARTMENT

455 N. Rexford Drive
Beverly Hills, CA 90210-4817
(310) 285-1123
FAX: (310) 858-5966

CITY OF BEVERLY HILLS

Categorical Exemption

NAME OF PROJECT Modernization of Elevator Equipment in Three City Facilities for the City of Beverly Hills – Phase 2

LOCATION 455 N. Rexford Dr., 461 N. Bedford Dr., and 216 S. Beverly Dr., Beverly Hills, California

TYPE OF BUSINESS (IF COMMERCIAL) City Hall and 2 Parking Garages

PROJECT DESCRIPTION Modernization of elevator equipment including gearless hoist machines, new controls, selectors and other associated parts.

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 proposal involves the maintenance of an existing public facilities with the replacement of elevator equipment. The project with not involve the expansion of an existing use.

REVIEWED BY Georgiana Millica Date May 9, 2014