



AGENDA MEMORANDUM

Action Item for the City Council Meeting of June 8, 2021

DATE: June 8, 2021

TO: Peter Zaroni, City Manager

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<p style="text-align: center;">Construction Contract Art Museum of South Texas - Elevator Modernization (Bond 2018)</p>
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CAPTION:

Ordinance awarding a construction contract to EMR Elevator, Inc., Corpus Christi, Texas, to upgrade the passenger elevator for the Art Museum of South Texas, located in Council District 1, in an amount of \$228,056.00 with FY 2021 funding available from the Bond 2018 Fund, and amending the FY 2020-2021 Capital Budget and Capital Improvement Program.

SUMMARY:

This item awards a construction contract for the Art Museum of South Texas-Elevator Modernization. The project scope consists of installing a new elevator controls system and replacing the obsolete passenger elevator equipment both mechanical and electrical in nature. Upgrades to the electrical system will be made to the elevator equipment room. The fire protection system will be upgraded to comply with current building, and safety codes.

BACKGROUND AND PURPOSE:

The Art Museum of South Texas began construction in 1971 and opened its doors to the public in 1972. The Art Museum is open to the community and tourists year-round and provides various classes, lectures, films, performances, and other activities. The passenger elevator was installed when the building was constructed in 1971 and is beyond the service life expectancy. The typical

service life for elevators is 20 to 25 years and therefore they have exhausted their serviceable life. The Art Museum has two elevators, and the second elevator is in good working condition.

This project consists of modernizations to the passenger elevator system, replacing the equipment that has exceeded the service life. A new hoist machine, Variable Frequency drive, and door operators will be installed. The existing elevator control systems will be replaced. Ground fault circuit interrupter type receptacles, LED light fixtures, and electrical disconnects are to be installed in the elevator equipment room. The breaker will be replaced, and new power feeders for various visual, and monitoring devices will be provided. A new cabinet enclosure will be provided to house many of the new components. This includes the addition of a small A/C unit included as part of the design. The cab interior will be upgraded with new side and rear finishes, including new ceiling with stainless steel panels and LED downlights. The Fire Alarm System will be upgraded/replaced with fire alarm initiating devices, including the addition of a new emergency telephone line to the elevator control panel.

Upon project completion, the passenger elevator will conform to all current building and safety codes.

PROJECT TIMELINE:

2021
June – September
Construction

Project schedule reflects City Council award in June 2021 with anticipated construction completion by September 2021.

COMPETITIVE SOLICITATION PROCESS

The Contracts and Procurement Department issued a Request for Bids on March 08, 2021. The City received bids from one bidder. The City analyzed the bid in accordance with the contract documents and determined EMR Elevator, Inc. is the lowest responsive, and responsible bidder. The City hasn't been receiving competitive bids on the recent elevator upgrade projects due to the industry limitations. As the lowest bid received was within the acceptable range of Engineer's Opinion of Probable Construction Cost the City decided to proceed with the project.

BID SUMMARY	
CONTRACTOR	BASE BID
EMR Elevator Inc.	\$228,056.00
<i>Engineer's Opinion of Probable Construction Cost</i>	<i>\$305,730.00</i>

EMR Elevator Inc. has been servicing and renovating many of the elevators in buildings owned by the City for several years and is deemed competent to complete this project. Most recently they renovated the elevator for Frost Bank located at 2406 Leopard Street and for the Health Department and Museum of Science and History. They have also been awarded the City Hall Elevator Renovation and La Retama Library Elevator Modernization projects.

ALTERNATIVES:

City Council could instruct staff to reject the bids and provide direction to re-advertise, however, this is not likely to produce a better bid, and would also postpone the required work further impacting the elevator operations.

FISCAL IMPACT:

The fiscal impact in FY 2021 is an amount of \$228,056.00 with funding available from Bond 2018, Proposition D Fund. This project was initially created with FY 2020 but due to an error the project was omitted from the FY 2021 Capital Improvement Program (CIP). This project will be added to the FY 2021 CIP and the Capital Budget will be amended. The proposed CIP project page is included in the package.

FUNDING DETAIL:

The CIP will be updated, and Capital Budget will be amended to include the Art Museum of South Texas - Elevator Modernization project.

Fund:	Bond 2018, Prop D (Fund 3128)
Mission Elem:	Bayfront (734)
Project:	Art Museum of South Texas Elevator Modernization (18174A)
Account:	Construction (550910)
Activity:	18174-A-3128-EXP
Amount	\$228,056.00

RECOMMENDATION:

Staff recommends awarding a construction contract for Art Museum of South Texas - Elevator Modernization to EMR Elevator for upgrading the passenger elevator.

LIST OF SUPPORTING DOCUMENTS:

Location Maps
Bid Tab
CIP Project Page