



## **AGENDA MEMORANDUM**

Future Item for the City Council Meeting of November 15, 2016  
Action Item for the City Council Meeting of December 13, 2016

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**DATE:** November 15, 2016

**TO:** Margie C. Rose, City Manager

**FROM:** Edgar Leonard, Director of Facilities and Property Management  
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<b>Elevator Maintenance and Repairs</b>
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**CAPTION:**

Motion authorizing the City Manager, or designee, to approve a Service Agreement with Schindler Elevator Corporation, of Morristown, New Jersey, to perform maintenance and repairs to 17 elevators for an amount of \$95,324.84. In addition to Contractor's repair cost, this motion also included a 10% contingency of \$9,532.48 to address unforeseen conditions. The award is based on the cooperative purchasing agreement with the State of Texas Multiple Award Schedule (TxMas).

**PURPOSE:**

To approve a Service Agreement that will allow for repairs to elevators in City facilities addressing violations identified by a qualified elevator inspector (QEI) during the annual inspections required by the Texas Department of Licensing and Regulation (TDLR) and provide enhanced safety and operational equipment.

**BACKGROUND AND FINDINGS:**

TDLR requires annual inspections of elevators to ensure compliance with safety and operational requirements. The City of Corpus Christi currently maintains 34 elevator/escalator units that the TDLR mandates to be inspected annually. The 17 elevators identified for repairs are located at five properties: American Bank Center, Museum of Science and History, O.N. Stevens Water Treatment Plant, La Retama Library and City Hall. Each elevator and associated costs are shown below.

The City currently has a maintenance service agreement with Schindler Elevators Corporation. However, these deficiencies fall outside of the agreed tasks and responsibilities stated in the current agreement. The identified deficiencies must be corrected in order to receive certification to operate by State law. Failure to do so will result in repeat violations with correlating fines and penalties.

LOCATION	DECA L #	TYPE	INSTALL DATE	TOTAL REPAIRS
American Bank Center				
Convention Center	14376	Passenger	1977	\$14,418.54
	14374	Passenger	1978	\$12,522.00
	14375	Passenger	1977	\$4,669.14
	14373	Freight	1985	\$1,311.17
	86070	Freight	2014	\$13,833.17
	87848	Passenger	2014	\$13,833.17
	40913	Passenger	2003	\$1,311.17
Arena	58393	Passenger	2004	\$1,311.17
	58394	Passenger	2004	\$1,311.17
	50081	Passenger	2004	\$1,311.17
	59406	Passenger	2004	\$3,781.77
<b>American Bank Center Total</b>				<b>\$69,613.64</b>
Museum Science and History	14379	Passenger	1989	\$1,444.00
	14380	Freight	1989	\$1,686.00
<b>Museum Science and History Total</b>				<b>\$3,130.00</b>
O.N. Stevens Water Treatment Plant	14739	Freight	1954	\$13,263.00
<b>O.N. Stevens Water Treatment Plant</b>				<b>\$13,263.00</b>
La Retama (Central) Library	87821	Passenger	1984	\$1,264.00
	14365	Passenger	1984	\$3,734.60
<b>La Retama (Central) Library Total</b>				<b>\$4,998.60</b>
City Hall	50079	Passenger	1985	\$4,319.60
<b>City Hall Total</b>				<b>\$4,319.60</b>
<b>Grand Total</b>				<b>\$95,324.84</b>

**ALTERNATIVES:**

N/A

**OTHER CONSIDERATIONS:**

No other product available.

**CONFORMITY TO CITY POLICY:**

This purchase conforms to the City's purchasing policies and procedures and State statutes regulating procurement.

**EMERGENCY / NON-EMERGENCY:**

Non-emergency.

**DEPARTMENTAL CLEARANCES:**  
Facilities and Property Management

**FINANCIAL IMPACT:**

☒ Operating      ☐ Revenue      ☐ Capital      ☐ Not applicable

<b>Fiscal Year: 2016-2017</b>	<b>Current Year</b>	<b>Future Years</b>	<b>TOTALS</b>
Line Item Budget	\$1,706,126.44	\$0.00	\$1,706,126.44
Encumbered /Expended Amount	\$215,263.25	\$0.00	\$215,263.25
This item	*\$95,324.84	\$0.00	\$95,324.84
BALANCE	\$1,395,538.35	\$0.00	\$1,395,538.35

Fund(s): Hotel Occupancy, Visitor Facility, General fund, Water Fund, Central Library and Facilities & Property Management

**Comments:** Funding for this service agreement has been approved in the FY2016-2017 Operation and Maintenance budget by various activities.

\*The above financial impact table does not include a 10% project contingency in the amount of \$9,532.48 identified for unforeseen repairs, calculated as follows:

\$95,324.84 Total Cost of Repair  
\$9,532.48 10% Contingency  
\$104,857.32

**RECOMMENDATION:**  
Staff recommends approval of the resolution as presented.

**LIST OF SUPPORTING DOCUMENTS:**  
Service Agreement  
Price Sheet