



AGENDA MEMORANDUM

First Reading Item for the City Council Meeting of July 17, 2018
Second Reading Item for the City Council Meeting of July 24, 2018

DATE: July 12, 2018
TO: Keith Selman, Interim City Manager
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Appropriating \$550,000 for Selena Auditorium Elevator Modernization Project

CAPTION:

Ordinance appropriating \$550,000 from the unreserved fund balance of the Hotel Occupancy Tax Fund for modernization of elevators at the Selena Auditorium; and amending the FY18 operating budget.

PURPOSE:

Modernization of the passenger and freight elevators in the Selena Auditorium.

BACKGROUND AND FINDINGS:

Industry standards recommend elevator modernization after 20 to 25 years of service. Beyond 25 years, elevators reach the end of their cost effective lives. During this period the elevators may experience decreasing performance along with an increase in service calls. These indicators are clear signs of potential problems and slipping reliability.

Due to their low frequency of use, at 44 years old, the Selena Auditorium elevators have now been slated for modernization. The design portion of this project has been completed. The construction portion of the project was planned as a fiscal year 2019 capital project, however, repairs to this equipment are no longer holding and it is imperative that the modernization occur as soon as possible.

The freight elevator is key in the operational capacity of the Selena Auditorium because it is the only unit in the building that serves all six landings. There are some shows that could not perform in the venue due to the logistical constraints of not having a functioning freight elevator.

In January of this year, an elevator technician “tagged out” the freight elevator, meaning it was shut down and locked in the off position at the main breaker to prevent use. Tagging out is a safety precaution that prevents use of the equipment until repairs can be made. An emergency repair had to be made to make it functional prior to the Las

Doñas event and those repairs lasted only three weeks. This is not an issue of shoddy workmanship or faulty parts, the elevator has passed its expected service life.

The failure rate has increased and four emergency service calls have resulted in expenditures in the amount of \$14,700 so far this fiscal year. Replacement parts are no longer manufactured, must be fabricated and do not come with a warranty.

This request is for an advance of the American Bank Center’s FY19 capital project funding which will be deducted from its allocation at that time.

ALTERNATIVES: Do not approve appropriation.

EMERGENCY / NON-EMERGENCY: Non-Emergency.

DEPARTMENTAL CLEARANCES: Legal, Finance, Budget, City Manager

FINANCIAL IMPACT:

X Operating Revenue Capital Not applicable

	Current Year
Fiscal Year: 2018	
Adopted Budget for FY18 Convention Center Capital Projects	\$1,470,000
Convention Center Restroom Project (approved 3.27.18)	\$1,042,200
This Item	\$550,000
AMENDED BUDGET for FY18 Convention Center Capital Projects	\$3,062,200

Fund: Hotel Occupancy Tax Fund 1030

Comments: None.

RECOMMENDATION: Staff recommends approval of this Ordinance.

LIST OF SUPPORTING DOCUMENTS:

Project Budget
Ordinance