



AGENDA MEMORANDUM

First Reading Ordinance for the City Council Meeting of March 30, 2021
Second Reading Ordinance for the City Council Meeting of April 13, 2021

DATE: March 30, 2021

TO: Peter Zaroni, City Manager

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<p style="text-align: center;"><u>Construction Contract</u> City Hall Elevator Renovations</p>
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CAPTION:

Ordinance awarding a construction contract to EMR Elevator Inc, Corpus Christi, Texas, for the replacement and upgrade of the four City Hall elevators machinery and equipment, located in Council District 1, in an amount not to exceed \$1,047,740.00; amending the Capital Improvement Program (CIP) and Capital Budget, and appropriating \$1,250,000.00 to the Facility Maintenance CIP Fund.

SUMMARY:

This item awards a construction contract for the renovations of the City Hall elevators. The existing elevators were installed when the building was built over 20 years ago. The components of the elevators have reached their useful operational life and need to be replaced and updated to meet current safety requirements. This project includes the replacement and upgrade of the machinery and equipment necessary for the safe operation of the elevators. This item will amend the CIP and Capital Budget to include the City Hall Elevator Renovations.

BACKGROUND AND PURPOSE:

The Corpus Christi City Hall elevators, three passenger and one freight elevator, were constructed with the building more than 20 years ago. The typical service life for elevators is 20 to 25 years and therefore they have exhausted their serviceable life. The City has been repairing the elevators through service and maintenance contracts for several years to keep them operational. In 2020, the elevators were out of operation and in need of service three times; and in 2019, they were out of service at least twice. After the last time the elevators were out of operation, the Asset Management Department was informed by the maintenance contractor, EMR Elevator, Inc., that regular

maintenance and service cannot keep the elevators operational without a major upgrade to equipment. During inspection of the elevators in 2020, the maintenance contractor found safety related issues with the machines due to the age and condition of the equipment and therefore the elevators had to be shut down for repairs. The City was informed by EMR Elevator, Inc., that with the upcoming five-year State inspection in June 2021, the elevators will fail the inspection and have to be shut down once again. At that time, the existing elevator mechanisms may not be repairable.

The City Hall elevators have reached their safe and serviceable life expectancy. The elevator renovation is required to provide a safe way for the public and staff to access the building. This project will include installing updated machinery and equipment necessary to safely operate the elevators, make the elevators serviceable, and comply with codes and regulations. The work will include upgraded built-in emergency brakes and modernization to the elevator interiors. The renovations will meet ADA and Texas Architectural Barriers accessibility requirements. Additionally, there will be cost savings from not having to call the maintenance contractor for additional parts, repairs, and after hours calls.

PROJECT TIMELINE:

2021												2022				
F	M	A	M	J	J	A	S	O	N	D		J	F	M	A	M
Bid / Award		Construction														

Project schedule reflects City Council award in March 2021 with anticipated construction completion by May 2022.

COMPETITIVE SOLICITATION PROCESS

The Contracts and Procurement Department issued a Request for Bids on December 22, 2020, however all bids received were determined to be non-conforming and all were rejected. The Contracts and Procurement Department issued a second Request for Bids on January 25, 2021. The City received bids from two bidders. The City analyzed the bids in accordance with the contract documents and determined EMR Elevator Inc. is the lowest responsive and responsible bidder.

The bid results are summarized below

BID SUMMARY	
CONTRACTOR	BASE BID
EMR Elevator Inc.	\$1,047,740.00
ThyssenKrupp Elevator Inc.	\$1,233,036.78
<i>Engineer's Opinion of Probable Construction Cost</i>	<i>\$935,900.00</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.

ALTERNATIVES:

City Council could instruct staff to reject the bids and provide direction to re-advertise, which is not likely to produce a better value given that this project has been bid twice already with similar results both times. This would also postpone the required work and the elevators will be out of operation for a significant amount of time.

FISCAL IMPACT:

The project to replace the City Hall elevators was not included in the approved Fiscal Year 2021 Capital Budget but became apparent in the Fall of 2020. The three passenger elevators and one freight elevator at City Hall are in need of a complete overhaul in order to pass inspection. This Agenda Item adds the project to the FY 2021 Capital Budget and appropriates the funds.

The City plans on paying for this project through the issuance of Certificates of Obligation in late spring of 2021. At the March 16, 2021 City Council meeting, the City Council approved a Resolution allowing the City to reimburse itself for costs incurred prior to the actual issuance of the Certificates of Obligation. This Agenda Item appropriates the total estimated budgeted cost for this project of \$1,250,00.00 in Certificates of Obligation to the Facility Maintenance CIP Fund of which \$1,047,740.00 will be used for the construction contract with EMR Elevator Inc.

FUNDING DETAIL:

The CIP and Capital Budget will be amended to include the City Hall Elevator Renovations project with funding available from Certificates of Obligation. The monies will be transferred to the Facility Maintenance CIP fund.

Fund:	2021COFacMntCIP (Fund 3166)
Mission Elem:	Facilities (191)
Project:	City Hall Elevator Renovations (21099)
Account:	Construction (550910)
Activity:	21099-3166-EXP
Amount	\$1,047,740.00

RECOMMENDATION:

Staff recommends awarding a construction contract for City Hall Elevator Renovations.

LIST OF SUPPORTING DOCUMENTS:

Ordinance
Location Maps
Bid Tab
CIP Page