



## **AGENDA MEMORANDUM**

Action Item for the City Council Meeting of May 11, 2021

**DATE:** May 11, 2021

**TO:** Peter Zaroni, City Manager

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<p style="text-align: center;"><b>Construction Contract</b> <b>La Retama Library - Elevator Modernization</b> <b>(Bond 2018 Proposition D)</b></p>
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### **CAPTION:**

Resolution awarding a construction contract to EMR Elevator, Inc., Corpus Christi, Texas, to upgrade the freight elevator for the La Retama Library, located in Council District 1, in an amount of \$226,420.00 with FY 2021 funding available from the Bond 2018, Proposition D Fund, and updating the scope of work in the FY 2020-2021 Capital Improvement Program.

### **SUMMARY:**

This item awards a construction contract for the La Retama Library - Elevator Modernization. The project scope consists of replacing obsolete freight elevator equipment and upgrading the fire protection system to comply with current building and safety codes.

### **BACKGROUND AND PURPOSE:**

La Retama Central Library began construction in 1984 and opened to the public on June 10, 1986. The existing freight elevator was installed in 1984 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 The freight elevator serves two floors and is a hydraulic type with outdated controller and hydraulic unit. The elevator will be modified to operate to the 3<sup>rd</sup> level including installation of a new control panel and hydraulic cylinder replacement. The elevator modernization will include new interior finishes, hallway lanterns, call button stations, and floor

designator plaques at each floor. The fire protection system will be updated, to include smoke detectors, and a hoist-way heat detector that will be directly interfaced with the fire alarm system. Currently it is unknown whether the current hydraulic cylinder can be re-used although replacement is included as part of the overall scope and base bid. The replacement of the current hydraulic cylinder will only be included if it is required., Minor refurbishing of the car guide rails including tighten fasteners, and re-alignment will be included as required. General cosmetic refurbishing, removal of any debris of pit area, and adaptation to include an access ladder are also included as part of the design. The library has a total of two elevators and the passenger elevator was upgraded within the last three to five years and is in good working condition with no indications of problems.

Upon project completion, the freight elevator will conform to all current building and safety codes, providing new additional elevator access to the 3<sup>rd</sup> floor.

#### **PROJECT TIMELINE:**

<b>2021</b>
<b>May – August</b>
<b>Construction</b>

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

#### **COMPETITIVE SOLICITATION PROCESS**

The Contracts and Procurement Department issued a Request for Bids on March 17, 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. City hasn't been receiving competitive bids on the recent elevator upgrade projects due to the industry limitations. As the lowest bids received was within the acceptable range of Engineer's Opinion of Probable Construction Cost City decided to proceed with the project.

<b>BID SUMMARY</b>	
<b>CONTRACTOR</b>	<b>BASE BID</b>
EMR Elevator Inc.	\$226,420.00
<b><i>Engineer's Opinion of Probable Construction Cost</i></b>	<b><i>\$218,654.00</i></b>

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. This would also postpone the required work and there is the potential for the elevator to stop operating.

### **FISCAL IMPACT:**

The fiscal impact in FY 2021 is an amount of \$226,420.00 with funding available from Bond 2018, Proposition D Fund. The funds for this project are aligned from the La Retama Roof Replacement project savings. The Capital Improvement Program will be updated to include this scope of work.

### **FUNDING DETAIL:**

The Capital Improvement Program will be updated to include the scope of work for the La Retama Library – Elevator Modernization project. Funding is available from project savings of La Retama Roof Replacement project. The CIP expenditures will be amended to show the additional scope of work.

Fund: **Bond 2018, Prop D (Fund 3227)**  
Mission Elem: Library (111)  
Project: La Retama Elevator Modernization (18172C)  
Account: Construction (550910)  
Activity: 18172-C-3227-EXP  
Amount \$226,420.00

### **RECOMMENDATION:**

Staff recommends awarding a construction contract for La Retama Library - Elevator Modernization to EMR Elevator for upgrading the freight elevator.

### **LIST OF SUPPORTING DOCUMENTS:**

Resolution  
Location Maps  
Contract  
Bid Tab  
Approved CIP Page and Amended CIP Page