



CITY OF GLENDALE, CALIFORNIA REPORT TO THE CITY COUNCIL

AGENDA ITEM

Report: Elevator Renovation at Former Police Building

- 1) Resolution adopting Plans and Specification No. 3988 for the Elevator Renovation at the Former Police Building project and directing the City Clerk to advertise for bids.

COUNCIL ACTION

Item Type: Consent Calendar

Approved for September 17, 2024 **calendar**

EXECUTIVE SUMMARY

There are two elevators at the former police building; one passenger elevator is completely out of service and one freight/passenger elevator is frequently out of service due to its age and condition. This project will completely rebuild solely the freight elevator including completely new mechanical and electronic systems. The project outcome will be one functional and reliable elevator, to support current building use which includes filming.

RECOMMENDATION

Approve the resolution adopting Plans and Specification No. 3988 for the Elevator Renovation at the Former Police Building project and direct the City Clerk to advertise for bids

ANALYSIS

The Public Works Department is responsible for the upkeep of 50 elevators citywide. This includes ongoing maintenance and permitting as well as the management of construction projects to replace large old and outdated elevator components. Plans and Specification have been prepared to replace a freight/passenger elevator at the Old Police Building that is outdated and unreliable.

This project involves extensive upgrade to the freight elevator. The building's passenger elevator and dumb waiter that are both non-operational and out of service but are not

included in the project scope and will remain out of service until future plans for the building are made. Since parts for the old obsolete freight elevator are not widely available, staff routinely salvages old parts from the two inoperable elevators to keep it working. The city's elevator maintenance contractors of past and present have a very difficult time keeping the elevator in-service due to its exceeding its useful service life. Safety concerns have been brought up and addressed, but options for future repairs are no longer viable.

The freight elevator continues to be regularly used by city staff and film production companies. As such, it is important to have at least one fully functional and reliable elevator at this facility. With the upgrade of this elevator, there will be significant technological and regulatory advances incorporated that will improve safety, reliability, accessibility, functionality and reduce operational costs.

The elevator renovation is tentatively scheduled to be completed within one year of Notice to Proceed. The actual on-site work is typically completed in 6-8 weeks, the 1-year is due to time for permitting and parts procurement.

On July 10, 2024, an amendment to a Professional Services Agreement was executed with HKA Elevator Consulting, Inc., (HKA) to create technical specifications for the renovation of the Former Police Building freight elevator. The specifications incorporated the most cost effective and efficient means of improvement.

STAKEHOLDERS/OUTREACH

The Old Police Building is currently not open to the public. The Public Works Department staff will coordinate with city management to minimize the disruption to the facility operations

FISCAL IMPACT

There is no fiscal impact associated with this report. The engineer's estimate for the construction of the project is \$200,000 which was not included as a part of the FY 2024-25 budget. Therefore, staff will request for an appropriation during contract award from the Building Maintenance Fund (6070).

ENVIRONMENTAL REVIEW (CEQA/NEPA)

This project is Categorical Exempt under California Environmental Quality Act (CEQA) Guidelines as a Class 1 Exemption pursuant to the California Code of Regulations, Title 14, Section 15301

CAMPAIGN DISCLOSURE

This item is exempt from campaign disclosure requirements.

ALTERNATIVES TO STAFF RECOMMENDATION

Alternative 1: Don't approve the resolution. Public Works will continue to service the aged elevator until it is no longer serviceable due to the unavailability of replacement parts.

Alternative 2: Consider any other alternative not proposed by staff.

ADMINISTRATIVE ACTION

Submitted by:

Daniel Hernandez, Interim Director of Public Works

Prepared by:

Eddie Kulukian, Assistant Project Manager

Approved by:

Roubik R. Golanian, P.E., City Manager

EXHIBITS/ATTACHMENTS

None.