



CITY OF GLENDALE, CALIFORNIA REPORT TO THE CITY COUNCIL

AGENDA ITEM

Report: Elevator Renovations at Various Facilities, per Specification No. 3937.

- 1) Resolution adopting Specifications No. 3937 for the Elevator Renovations at Various Facilities, and directing the City Clerk to advertise for bids.

COUNCIL ACTION

Item Type: Consent Calendar

Approved for January 10, 2023 **Calendar**

EXECUTIVE SUMMARY

The scope of work for the Elevator Renovations at Various Facilities includes performing a complete overhaul of six existing elevators including replacing a variety of components such as motors, controllers, counterweights, wiring, communication equipment, refurbishing existing car enclosures, car frames and platforms, and guide rails. Other upgrades will include the installation of emergency lighting and seismic rupture pit valves. Staff will use this opportunity to improve and install handrails, braille signage, and call buttons in compliance with ADA requirements.

COUNCIL PRIORITIES

Infrastructure: Provide safe and operational elevators for staff and patrons alike and preserve city assets.

RECOMMENDATION

Approve the Resolution Adopting Specification's No. 3937 for the Elevator Renovations at Various Facilities, and direct the City Clerk to advertise for bids.

BACKGROUND/ANALYSIS

The Public Works Department is responsible for the upkeep of 43 elevators city-wide and as part of the ongoing effort to maintain and improve the conditions of city facilities, specifications have been prepared for the Elevator Renovations at Various Facilities Project. This project involves extensive upgrades to six elevators at the following locations:

- The Marketplace Parking Structure located at 120 Artsakh Avenue – Three elevators; over 1-Million visitors per year
- Orange Street Parking Structure located at 250 N. Orange Street – Two elevators; over 250-Thousand visitors per year
- Brand Library & Art Center located at 1601 W. Mountain Street – One elevator; Freight Elevator for staff use only

Over the past several years, the conditions of these elevators have deteriorated and they are now frequently out of service. Many of the essential components have reached the end of their useful life and some are no longer available. In addition, the maintenance costs have continued to increase due to the age and condition of the elevators. Overall, the systems are now unreliable, outdated, and in need of replacement.

With the upgrade of these elevators there will be significant technological and regulatory advances incorporated that will improve reliability, accessibility, reduce operation costs, and improve functionality. The work will be phased to ensure continuous access to each facility to the greatest extent possible. These six elevator renovations are tentatively scheduled to be completed within one year of Notice to Proceed.

On November 12, 2020, a Professional Services Agreement was executed with HKA Elevator Consulting, Inc., (HKA) to perform a comprehensive maintenance and condition audit of city elevators. The audit evaluated the current conditions, the most cost effective and efficient means of improvement, and investigated equipment and systems options for improvements. The audit identified eight elevators in need of upgrade; the six listed in the scope of this project and two at Central Library that are currently under construction.

In October 2021, the City received a bid for renovating all eight elevators that was far in excess of the anticipated bid cost. At the time, Council authorized staff to proceed with just two of the eight elevators; giving priority to the two elevators at Central Library since one was completely out of service and the other had no spare parts available. In addition, the Public Works Department recommended to re-advertise and seek further competitive bids at a later time. The six elevators were re-budgeted for the FY 2022-23.

STAKEHOLDERS/OUTREACH

The Public Works Department staff will coordinate with the Library Arts & Culture staff and Parking Management to minimize the disruption to the public and operations.

FISCAL IMPACT

The Elevator Renovations at Various Facilities will cost \$2,425,000, a portion of which was approved as a part of the FY 2022-23 Budget. New appropriation will be requested to cover the entire project cost at contract award. The City Council approved funding is outlined below:

Existing Appropriation		
Amount	Account String	Funding Source
\$351,387	GL: 52100-4010-PWD-0020-P0000 PL: PWD00368AN	General Fund CIP
\$1,327,278	GL: 52100-2210-PWD-0020-P0000 PL: PWD000093N	Parking Fund

ENVIRONMENTAL REVIEW

This project is Categorically Exempt under California Environmental Quality Act (CEQA) Guidelines as a Class 1 Exemption pursuant to the California Code of Regulations, Title 14, Section 15301 as well as Class 31 (Historical Resource Restoration/ Rehabilitation) exemption pursuant to the California Code of Regulations, Title 14, Section 15331, which provides: "Class 31 consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings (1995), Weeks and Grimmer."

CAMPAIGN DISCLOSURE

Not Applicable.

ALTERNATIVES

Alternative 1: Approve a Resolution to adopt Specifications No. 3937 for Elevator Renovations at Various Facilities, and direct the City Clerk to advertise for bids.

Alternative 2: Don't approve the Resolution. Public Works will continue to service the aged elevators and/or take them out of service as-needed.

Alternative 3: Consider any other alternative nor proposed by staff.

ADMINISTRATIVE ACTION

Prepared by:

Arthur Asatryan, Project Manager

Approved by:

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

EXHIBITS / ATTACHMENTS

None.