



# Staff Report

City Council

Item No. {{section.number}}.G

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**Meeting Date:** December 11, 2024

**From:** Kevin Biersack, Financial Services Director

**Title:** Civic Center Elevator Replacement

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**RECOMMENDATION:**

To authorize staff to purchase and install two new elevators in the Civic Center complex for City Hall and the Police Department in the amount of \$307,740.79 and authorize the City Manager to execute the contract required to complete the work; and authorize a Facilities Fund (614) budget amendment.

**BACKGROUND:**

The City's two elevators in city hall and the police department were installed in 1998 during the construction of the new Civic Center. In 2019, the city replaced the front and rear door motors for the PD elevator at a cost of \$45,177. Although we continue monthly maintenance for our elevators, they have become extremely outdated and unreliable with the maintenance and repair costs continuing to increase.

**DISCUSSION:**

The useful life for elevators and the equipment needed to operate them ranges between 15-25 years, with the recommendation to refurbish or replace every 10-15 years. We have now reached 26 years for our current elevators. In addition to our regular monthly maintenance, there continues an excessive need for additional maintenance calls to the City's elevator vendor Kone.

In researching options to replace our current elevators, staff contacted several vendors through two primary cooperative (Coop) contract agreements, Sourcewell, and Omnia Partners. Through Omnia Partners, staff contacted Kone, OTIS, Southwest Elevator, and Lerch Bates, Inc., and contacted TK Elevator and Schindler Elevator Corp. through Sourcewell. The only vendors responding and providing quotes were Kone and OTIS, please see the attached quotes. OTIS was the lowest responsible quote received at \$275,877 in total for replacement of both elevators. Staff confirmed both quotes include sales tax. In addition, OTIS offered the city a 3% discount with 90% pre-payment.

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<b>COST COMPARISON</b>			
	<b>KONE</b>	<b>OTIS</b>	<b>DIFFERENCE</b>
<b>CITY HALL ELEVATOR</b>	<b>167,332.00</b>	<b>137,938.50</b>	<b>29,393.50</b>
<b>PD ELEVATOR</b>	<b>126,568.00</b>	<b>137,938.50</b>	<b>(11,370.50)</b>
<b>3% PRE-PAYMENT DISCOUNT</b>	<b>-</b>	<b>( 8,276.31)</b>	<b>8,276.31</b>
<b>15% CONTINGENCY</b>	<b>44,085.00</b>	<b>40,140.10</b>	<b>3,944.90</b>
<b>TOTAL</b>	<b>337,985.00</b>	<b>307,740.79</b>	<b>30,244.21</b>

Based on the quote received from OTIS, there will be a 12-week lead time for equipment to be manufactured and shipped. Once the equipment arrives, OTIS will begin installation and the replacement process. Each elevator will take five (5) weeks to complete. The two elevators will not be replaced simultaneously, but rather consecutively. The minor construction services contract has been attached.

Following the completion of replacing both Civic Center elevators, the City will obtain a separate maintenance contract for regularly scheduled maintenance on both Civic Center elevators, to potentially include the alternative for a one-time \$8,000 fee for the OTIS One PRO Emergency Communication System video enhancement, which would be covered under the 15% contingency above.

**FISCAL IMPACT:**

	<b>DESCRIPTION</b>	<b>GENERAL LEDGER ACCOUNT CODES</b>	<b>AMOUNT</b>	<b>ONE TIME or ONGOING</b>
2024-2025	Facilities Fund	614	\$307,740.79	One Time
<b>2024-2025</b>	<b>Total</b>		<b>\$307,740.79</b>	

**FIVE-YEAR STRATEGIC PLAN:**

GOAL B: Community Investment

Objective: Cathedral City roads, gateways, public spaces, and other city infrastructure are well planned, designed, constructed, and maintained.

**ATTACHMENTS:**

1. Kone Civic Center quote
2. OTIS Civic Center quote
3. Minor construction services contract