



Phoenix City Hall Elevator Rehabilitation

This report requests the Transportation and Infrastructure Subcommittee recommend City Council approval for the elevator rehabilitation project at Phoenix City Hall. Further request the Subcommittee recommend City Council approval to add the project to the Public Works Capital Improvement Program, issue a solicitation for the proposed elevator project, and authorize the issuance of excise tax obligations not to exceed \$6 million to reimburse project costs.

THIS ITEM IS FOR DISCUSSION AND POSSIBLE ACTION.

Summary

In April 2016, SKA Elevator Consulting Group (SKA) completed an on-site survey of the eleven passenger elevators at Phoenix City Hall that were originally installed in 1993. SKA concluded that the elevator equipment has reached the end of its useful life and should be replaced. Specifically, SKA's recommendations call for complete replacement of all controllers and motor drives which have not been manufactured for many years to manage the low availability of obsolete replacement parts and technical support. Other findings detail issues with the hoist machines including leaking seals and obvious bearing noise and armature chatter. A failure to rehabilitate the equipment at this time will result in decreasing reliability of the elevators, more frequent breakdowns, entrapments, and part failures. The rehabilitation project will result in improved energy efficiency and reliability.

Staff recommends the work be performed by one contractor using a phased approach to minimize service disruption during the project. Upon contract award, manufacturing time is anticipated to take four to five months. Construction is estimated to be 18 weeks for the first elevator in each group and approximately 16 weeks for each car thereafter.

Location

Phoenix City Hall, 200 W. Washington St.

Financial Impact

The project cost for the elevator rehabilitation is estimated not to exceed \$6 million.

The project will be financed through the City's excise tax debt capacity allowing the City to pay for the project over time as used.

Procurement Information

The most responsive and responsible bidder will be selected for this project based on the lowest total base bid or a combination of selected alternatives in the best interest of the City according to Title 34 of the Arizona Revised Statutes.

Responsible Department

This item is submitted by Deputy City Manager Karen Peters and the Public Works Department.