City of Birmingham
A Walkable Community

MEMORANDUM

Building Facilities Department

DATE: **July 31, 2015**

TO: **Joseph A. Valentine, City Manager**

FROM: **Carlos Jorge, Maintenance Supervisor**
Paul O'Meara, City Engineer

SUBJECT: **Peabody St. Parking Structure Elevator Renovation Project Contract # 13-15(PK)**

In the past years, we have been monitoring the Passenger Elevator located at the Peabody St. Parking Structure. This unit needs to be upgraded because it is becoming difficult and expensive to keep in operation due to its age, and finding components and replacement parts is difficult.

The City hired Dennis Christiaens from National Elevator Consultants, Inc. to prepare bidding documents for this project. The work involved a feasibility study, the development of specifications, bid documents, qualifications of bidders, and the overseeing of the installation of new equipment up to final inspection.

The City went to bid for a firm to install the upgrades for the Passenger Elevator. Interested firms were required to register to attend a mandatory pre-bid meeting. The pre-bid meeting was scheduled to review, tour the facility and answer any questions regarding the request for proposal. Three interested firms attended.

Two participants submitted a bid, and they were:

Detroit Elevator for $ 288,130.00
Kone, Inc. for $ 261,254.00

All bids have been reviewed for compliance with the City's request for proposal (RFP).

After reviewing all bids, we found that the low bidder met the requirements outlined in the RFP.

It is recommended to award the Peabody Street Parking Structure Elevator Renovation Project contract # 13-15(PK) to Kone, Inc., for $ 261,254.00 consistent with the bid specifications.

Once this contract is awarded, the contractor will need about twelve to fifteen weeks to have all the necessary components manufactured. Once work begins, the reconstruction of the elevator machinery will be an involved process taking approximately six to eight weeks. The contract times allow for the contractor to take the elevator out of service in early January (after the holiday season), and they will be required to have the elevator opened for use by the public by February 28, 2016.

Signs will be posted at each entrance notifying the public that the elevator is out of service during the construction on this project. In addition, City staff will be reviewing the number of handicap parking spaces that are used, and will add additional temporary handicap spaces on the first floor if the demand for handicap spaces is high enough.

Only $225,000 was budgeted in the 2015-2016 Budget for this project under the following account: 585-538.004-977.0000, so this project will require an amendment to the budget.

SUGGESTED RESOLUTION:
To approve the agreement with Kone, Inc. in the amount not to exceed $ 261,254.00 to perform the Peabody Street Parking Structure Elevator Renovation Project Contract # 13-15(PK) and direct the Mayor and City Clerk to sign the agreement on behalf of the City, and further to charge this work to account: 585-538.004-977.0000. Further, to approve the appropriations and budget amendments as follows:

Automobile Parking System		
Revenues		
Draw from Net Position	585-000.000-400.000	$36,254
Expenses:		
Building Improvements	585-538.004-977.0000	$36,254

CITY OF BIRMINGHAM

PEABODY STREET PARKING STRUCTURE ELEVATOR RENOVATION PROJECT

CONTRACT #13-15(PK)

BID SUMMARY

July 14, 2015 - 2:00 PM

Company Name	Addenda No.	5% Bid Security	Total Bid
Kone, Inc.	N/A	YES	$261,254.00
Detroit Elevator Company	N/A	YES	$288,130.00