



# REPORT TO COUNCIL

## City of Sacramento

915 I Street, Sacramento, CA 95814-2604  
[www.CityofSacramento.org](http://www.CityofSacramento.org)

CONSENT  
August 9, 2007

Honorable Mayor and  
Members of the City Council

**Title: Contract: Historic City Hall Elevator Renewal (CE21)**

**Location/Council District:** 915 I Street, District 1

**Recommendation:** Adopt a **Resolution:** 1) Approving plans and specifications for the Historic City Hall Elevator Renewal project; 2) awarding Elevator Technology, Inc., a construction contract for the Historic City Hall Elevator Renewal project in an amount not to exceed \$117,800; and 3) authorizing the City Manager or the City Manager's designee to execute a construction contract with Elevator Technology, Inc., for the Historic City Hall Elevator Renewal project.

**Contact:** Bonnie Slavin, Construction Manager, 808-8460; Cynthia Kranc, Facilities Manager, 808-2258

**Presenters:** Not applicable

**Department:** General Services

**Division:** Facilities

**Organization No:** 3275

### **Description/Analysis**

**Issue:** Staff is seeking approval to award a construction contract to perform required mechanical and safety upgrades to the Historic City Hall elevator infrastructure and equipment. The formal bid process for the elevator renewal was completed on July 11, 2007, and Elevator Technology, Inc. was selected based on the qualifications (lowest bid) set forth by the City.

The Historic City Hall building relies on one heavily used passenger elevator to transport City staff and the general public from the lower level up three floors to the top level. Because of the age of the elevator and the frequent daily usage, it is due for mechanical and safety upgrades.



**Policy Considerations:** This report is consistent with the Preservation Element of the City's General Plan that seeks to protect and encourage the preservation of Sacramento's historic resources and ensure that the cultural heritage of Sacramento remains intact. The recommendations in this report are consistent with the provisions of Sacramento City Code Chapter 3.60.

**Committee/Commission Action:** Not applicable

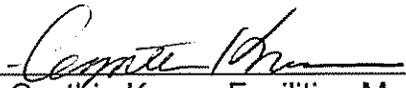
**Environmental Considerations:** The City of Sacramento has adopted the Secretary of the Interior's Standards for the Treatment of Historic Properties as its standard for review of preservation development projects. Work in compliance with these standards is also recognized in the California Environmental Quality Act (CEQA) guidelines as a condition to allow a project's exemption, barring no other elements of the environment are affected by the work.

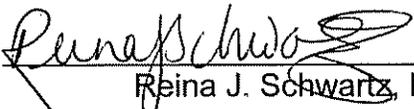
The Preservation Director has reviewed and approved the proposed elevator work consistent with the standards described above. With this approval, the proposed project is exempt from CEQA per Section 15331 of the CEQA guidelines.

**Rationale for Recommendation:** The renewal of the elevator in Historic City Hall is critical to meeting Americans with Disabilities Act (ADA) standards, improving the safety and reliability of the elevator, and improving the quality of service to the building. The formal bidding process for the Historic City Hall Elevator Renewal project was posted in accordance with City Code Chapter 3.60 and Administrative Policy Instruction 48. The project was posted on the City's bid site and the bids were opened on July 11, 2007. A total of two firms responded to the bid. Contract staff reviewed and evaluated the written proposals based on the experience and qualifications, responsiveness, and proposed cost for the project. Pursuant to City Code Chapter 3.60.020, it was determined that Elevator Technology, Inc. was the lowest responsible bidder with a base bid of \$117,800.

**Financial Considerations:** Sufficient funding is available within the City Facility Deferred Maintenance project (CE21) to award the construction contract to Elevator Technology, Inc. in an amount not to exceed \$117,800.

**Emerging Small Business Development (ESBD):** The selection of consultants and contractors for this project followed City of Sacramento established guidelines for inclusion of ESBD firms. Elevator Technology, Inc. has an ESBE percentage total of 100%.

Respectfully Submitted by:   
Cynthia Kranc, Facilities Manager  
Department of General Services

Respectfully Submitted by:   
Reina J. Schwartz, Director  
Department of General Services

Recommendation Approved:

  
Ray Kerridge  
City Manager

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**ATTACHMENT 1**

**BACKGROUND INFORMATION**

On June 8, 2007, the Department of General Services posted a request for bids to the City's contract website. A mandatory pre-bid meeting was conducted on June 22, 2007. Four firms attended the mandatory pre-bid meeting. The bid was opened on July 11, 2007, and a total of two firms responded to the bid. Contract staff reviewed and evaluated the written proposals based on experience and qualifications, responsiveness, and proposed cost for the project.

The original Historic City Hall elevator was replaced with a new elevator in 1950. In 1996 the elevator had partial upgrades performed to the cab that included new stainless steel interiors, door hardware and Americans with Disabilities Act (ADA) upgrades for signage and access.

To improve the reliability and safety of the Historic City Hall elevator, and improve the quality of service to the building, a major renovation of the elevator should be completed, to include:

- New, proven solid state technology for the control system
- New car heavy duty door operators and door protection devices
- New hoistway cables
- New upgraded electrical wiring, safety disconnects and seismic safety controls
- Additional safety devices, signals and engraving to fully comply with current ADA standards, and Fire Department elevator recall codes
- Complete rewiring of the hoistway, machine room, and car

**RESOLUTION NO. 2007-**

Adopted by the Sacramento City Council

**August 9, 2007**

**AUTHORIZING ACTIONS RELATED TO THE HISTORIC CITY HALL ELEVATOR RENEWAL PROJECT**

**BACKGROUND**

- A. The Historic City Hall building elevator serves four floors: Plaza and Floors 1-3. The original elevator was replaced with a new elevator in 1950. In 1996, the elevator had partial upgrades performed to the cab that included new stainless steel interiors, door hardware and Americans with Disabilities Act (ADA) upgrades for signage and access.
- B. The formal bid process for the Historic City Hall Elevator Renewal project has been completed based on the qualifications set forth by the City.
- C. Pursuant to City Code Chapter 3.60.020, it was determined that Elevator Technology, Inc. was the lowest responsible bidder with a base bid of \$117,800.
- D. There are adequate funds in the City Facility Deferred Maintenance project (CE21) to award this construction contract.

**BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:**

- Section 1. The plans and specifications for the Historic City Hall Elevator Renewal project are approved.
- Section 2. The construction contract for the Historic City Hall Elevator Renewal project is awarded to Elevator Technology, Inc. in an amount not to exceed \$117,800.
- Section 3. The City Manager or the City Manager's designee is authorized to execute the construction contract with Elevator Technology, Inc. for the Historic City Hall Elevator Renewal project.