



REPORT TO CITY COUNCIL

To: Honorable Mayor and Members of the City Council

From: Jason Simpson, City Manager

Prepared by: Shannon Buckley, Assistant City Manager

Date: August 27, 2024

Subject: Construction Agreement with GMS Elevator Services, Inc. for the Purchase and Installation of the Elevator for City Hall (Project #Z20006)

Recommendation

Approve and authorize the City Manager to execute a Public Works Construction Agreement with GMS Elevator Services Inc., in an amount not to exceed \$223,340.00 for the purchase and installation of the elevator for City Hall (Project #Z20006) in such final form as approved by the City Attorney, authorize the City Manager to execute change orders not to exceed a 10% contingency amount of \$22,334.50 for repair uncertainties and adjustments, and authorize the City Manager to accept the improvements into the City Maintained System, file the Notice of Completion with the County Recorder, and release all retention monies 35 days after the filing of the Notice of Completion for the City Hall elevator.

Background

The City's Architect and Project Manager solicited three elevator companies for written proposals upon completion of the designed building plan. The elevator design is detailed in the building plans and consistent with all state requirements for a four-story building, four-stop elevator.

Discussion

Site visits were available to all three companies and at their discretion. Details surrounding the underground elevator pit and building structural footings were also visible for review on the job site to ensure that these elevator companies could develop a complete and accurate proposal. All three elevator companies provided written proposals for evaluation and the proposal amounts are listed below:

GMS Elevator Services Inc. Agreement

Company	Proprietary	Amount
GMS Elevator Services Inc.	No	\$223,340.00
KONE	Yes	\$224,557.95
Schneider Global	Yes	\$146,000.00

Unfortunately, Schneider has submitted a proposal with numerous exclusions. Below are the exclusions listed in the Schneider proposal which are nonresponsive to the City's requirements and are the basis for rejecting the proposal:

- A. Schneider standard buttons allowed for unless otherwise specified.
- B. All tests per elevator are to be carried out in 1 visit within an 8hr period from 7am – 3:30pm. If additional visits are required, this will be charged an extra per visit excluding the consultant's cost, fuel, and electricity costs. Consultants must make themselves available for these tests.
- C. No additional software or EPROM is allowed for.
- D. No thermo-graphic and acoustics reports are allowed unless otherwise specified.
- E. No remote monitoring interface is allowed unless otherwise specified.
- F. No BAS interface is allowed for unless otherwise specified.
- G. No protective elevator blankets are allowed unless otherwise specified.
- H. Use of any elevator as a Builder's Elevator will attract an additional charge.

Fiscal Impact

The cost is provided for in the City Hall Project Budget.

Attachments

Attachment 1 – Agreement
Exhibit A – Proposal