

STAFF REPORT

Date: March 27, 2024

To: Mayor and City Council

Through: Doug Thornley, City Manager

Subject: Staff Report (For Possible Action): Approval of an amendment to the Otis Elevator Company Elevator & Escalator Maintenance 2022-2024 contract to modernize the elevator located at McKinley Arts & Culture Center, 925 Riverside Drive, in an amount not to exceed \$175,000. (Facilities Maintenance Capital Maintenance Projects Fund)

From: Vickie Gonzales, Management Analyst

Department: Maintenance and Operations

Summary:

The hydraulic elevator at McKinley Arts & Culture Center was built in 1999 by Thyssenkrupp Elevator Company. Currently, the elevator is not permitted by the State of Nevada Mechanical Compliance Section as we are unable to purchase parts to repair the emergency phone line that has been out of service since May of 2022. Thyssenkrupp control systems are proprietary, and they no longer manufacture replacement parts for their elevators. Parts made by another manufacturer are not compatible with a proprietary system such as this, so we are unable to make the necessary repairs. Modernizing the elevator will remove the proprietary control system and bring the elevator into compliance so that it can be properly permitted. In addition, removing the proprietary control system will allow the ability to buy replacement parts more easily in the future.

Consent Review	Yes	No
1. Is this item an annual or standard item that comes before Council for regular approval?		X
2. Is this item an agreement required based on an item previously approved by Council?	X	
3. Is this item included in the current budget approved and adopted by Council?	X	
Other Considerations		
What percent of the total City budget does this item represent?	0.02%	

Alignment with Strategic Plan:

Not Applicable

Previous Council Action:

On December 1, 2021, Council approved the award of contract FM905D Elevator & Escalator Maintenance 2022-2024 to Otis Elevator for maintenance & repair on 16 elevators at 10 locations. On November 9, 2022, Council approved the award of an amendment to contract FM905D to add \$213,000 to perform mandatory upgrades pursuant to Code A17.3, Elevator Code Enforcement, to 13 City-owned elevators.

Discussion:

On December 21, 2023, Facility Maintenance had exhausted all options to repair the emergency phone line. It was determined that removing the proprietary parts was the only option to resolve this issue so that the phone line could be repaired, and the elevator could be permitted per state law.

Financial Implications:

Funding was approved for the current fiscal year through the Facilities Capital Maintenance Projects (CMP) fund.

Legal Implications:

The amendment to the contract is warranted and complies with state law.

Recommendation:

Staff recommends Council approve an amendment to the current contract with Otis Elevator Company, in an amount not to exceed \$175,000, to modernize the elevator.

Proposed Motion:

I move to approve staff recommendations.

Attachments:

Amendment Elevator & Escalator maintenance contract - McKinley Elevator Modernization FM905D All City Elevator maintenance 2022-2024 contract