



Executive Director's
Report to the
Board of Harbor Commissioners

DATE: AUGUST 4, 2015

FROM: CONSTRUCTION AND MAINTENANCE

SUBJECT: RESOLUTION NO. _____ - AWARD OF CONTRACT NO. 39756 TO A-Z TECH ELEVATOR COMPANY FOR MODERNIZING ELEVATOR NOS. 4 AND 6 AT BERTH 93

SUMMARY:

The Los Angeles Harbor Department (Harbor Department) Construction and Maintenance Division (C&M) requests approval of Contract No. 39756 with A-Z Tech Elevator Company of Commerce, CA for the replacement of World Cruise Center Berth 93 Elevator Nos. 4 and 6 in the amount of \$321,818. The existing elevators have not been overhauled since they were installed in 1962. This project is part of the approved deferred maintenance program planned and funded in the Fiscal Year (FY) 2015-16 capital budget. This contract is the financial responsibility of the Harbor Department.

RECOMMENDATION:

It is recommended that the Board of Harbor Commissioners (Board):

1. Find that in accordance with Los Angeles City Charter Section 1022, work under the subject contract can be performed more feasibly by independent contractors than by City employees;
2. Approve Contract No. 39756 with A-Z Tech Elevator Company in the amount of \$321,818 and authorize said expenditures;
3. Authorize the Executive Director to execute Contract No. 39756 and the Board Secretary to attest to; and
4. Adopt Resolution No. _____.

DISCUSSION:

Background/Context – In the last four plus years, funding has been specifically allocated for, and C&M has completed, a wide range of capital infrastructure projects that were deferred over the years due to staffing or funding restrictions. The Board's on-going support for an annual budget of \$5-7 million for such deferred maintenance projects continues to allow C&M to reduce the backlog of infrastructure maintenance and repairs. While much progress is being made with the deferred maintenance program, it

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will take a long-term commitment to ensure the Harbor Department's infrastructure is maintained in an optimum condition of use.

The FY 2015/16 capital budget allocates approximately \$7 million in funding for key deferred maintenance projects, including the continued modernization of the elevators at the World Cruise Center.

The Berth 93 World Cruise Center facility has a total of 7 elevators and 6 escalators. Two elevators were modernized in 2013, one was completed in 2014, three are scheduled for modernization in FY 2015/16, and the remaining elevator is planned for replacement in FY 2016/17. The 6 escalators are planned for modernization beginning in FY 2016/17, with one escalator being addressed annually thereafter. A similar elevator and escalator modernization program is underway at Berths 91-92.

Work on Berth 93 Elevator No. 1, one of the three Berth 93 elevators scheduled for modernization in FY 2015/16, has been initiated under a separately bid contract and is anticipated to be complete by summer 2016.

Berth 93 Elevator Nos. 4 and 6 Modernization – Elevator Nos. 4 and 6 at Berth 93 were installed in 1962. All components and the electrical wiring of these elevators are severely worn due to over five decades of use, and replacement parts are unavailable due to the age of the elevator technology. This substantially inhibits maintenance of the elevators and therefore the full, reliable operation of the elevators. Further, the existing elevators do not include several of the safety features which are standard in modern elevators such as fire service and rope safety devices.

The proposed contract with A-Z Tech Elevator Company would modernize Berth 93 Elevators Nos. 4 and 6 (Transmittal 1) by largely replacing the elevator systems with new technology and parts. All wiring and worn mechanical equipment would be replaced and a fire detection system installed. In addition, the new elevator systems would incorporate all current safety and regulatory requirements. Elevator system replacement would be a turn-key project, using non-proprietary equipment to enable C&M access to all available parts and resources needed for on-going maintenance and repairs.

C&M is responsible for providing access through the wall or roof to the elevators. C&M staff and budgeted financial resources are available for such work.

Selection Process – C&M submitted purchase requisitions with specifications for the modernization of Berth 93 Elevator Nos. 4 and 6 projects. The Contracts and Purchasing Division released a Request for Bids (RFB) in May 2015. The RFB was advertised on the City of Los Angeles Business Assistance Virtual Network (LABAVN) and the Port of Los Angeles website. A mandatory pre-bid meeting was held on June

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11, 2015 and all attending vendors were given access to the two elevators to be modernized. Three bids were received for the project by the June 30, 2015 deadline (Transmittal 2).

A-Z Tech Elevator Company provided the lowest, responsive bid for modernization of Berth 93 Elevators Nos. 4 and 6. The cost for modernization of each elevator is the same: \$160,909, which includes labor, material, equipment, and sales tax. The project has an expected duration is 250 calendar days. It is recommended that the Board of Harbor Commissioners approve the Contract No. 39756 with A-Z Tech Elevator Company, the lowest, responsive bidder, for the modernization of Berth 93 Elevators Nos. 4 and 6, with a not to exceed amount of \$321,818 (Transmittal 3).

ENVIRONMENTAL ASSESSMENT:

The proposed action is award of a contract to A-Z Tech Elevator Company for the replacement of elevators at the World Cruise Center. As an activity involving installation of mechanical equipment and public convenience devices and facilities which are accessory to the use of the existing structures or facilities and involve the negligible or no expansion of use, the Director of Environmental Management has determined that the proposed action is exempt from the requirements of the California Environmental Quality Act (CEQA) in accordance with Article III Class 1 (32) of the Los Angeles City CEQA Guidelines.

ECONOMIC BENEFITS:

Approval of the proposed contract will have a very minor direct employment impact (less than 1) for the five-county region.

FINANCIAL IMPACT:

The Berth 93 Elevator Nos. 4 and 6 deferred maintenance capital project has a total cost of \$400,000 to be incurred in FY 2015-16: \$78,182 for C&M resources to provide wall or roof access and other support work and \$321,818 in contractual services. Due to the age of the existing infrastructure, there is no feasible alternative to modernizing the obsolete elevator systems.

Funding in the amount of \$321,818 has been budgeted for contractual services for the modernization of Berth 93 Elevator Nos. 4 and 6 in the Fiscal Year 2015-16 Capital Budget Account No. 54010, Center No. 1007, and Program No. 000 for the Berth 93 elevator modernization projects.

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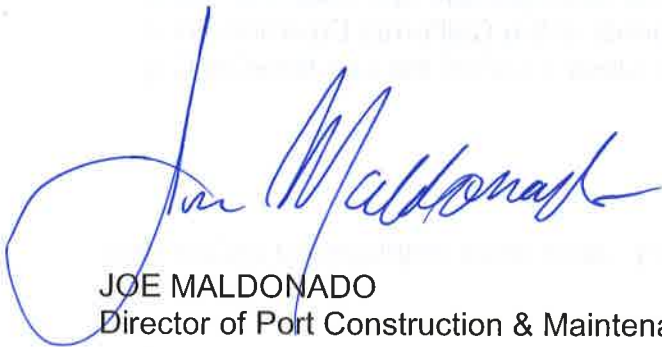
C&M spends approximately \$20,000 annually (\$10,000 per elevator) maintaining and repairing, to the extent feasible, Berth 93 Elevator Nos. 4 and 6. Maintenance costs associated with the new modernized elevator systems are estimated to be approximately \$10,000 per year (\$5,000 per elevator), including labor costs, materials, permits and testing. Such on-going maintenance and repair activities will be performed by C&M staff.

CITY ATTORNEY:

The Office of the City Attorney has reviewed and approved Contract No. 39756 as to form and legality.

TRANSMITTALS:


1. Berth 93 Elevator Locator map
2. Recap of Bid No. F-913
3. Contract No. 39756



JOE MALDONADO
Director of Port Construction & Maintenance

FIS Approval: MB (Initials)

CA Approval: AS (Initials)



ANTONIO V. GIOIELLO, P.E.
Deputy Executive Director

APPROVED:



^{FDR} EUGENE D. SEROKA
Executive Director

Author: B. Garrett

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