



THE PORT
OF LOS ANGELES
Executive Director's
Report to the

Board of Harbor Commissioners

DATE: MARCH 28, 2017

FROM: CONSTRUCTION AND MAINTENANCE

SUBJECT: RESOLUTION NO. _____ - AWARD OF CONTRACT NO. 39812 TO ALIMAK HEK INC. FOR ELEVATOR CONTROL UPGRADES AT THE BADGER AVENUE BRIDGE

SUMMARY:

Staff requests that the Board of Harbor Commissioners approve Contract No. 39812 with Alimak Hek Inc. of Webster, Texas for the upgrade of elevator controls in two elevators located at the Badger Avenue bridge in the amount of \$572,734. The existing units are the only two elevators serving the bridge. The controls are original to the elevators, approximately 21 years old, and are effectively obsolete. Parts are no longer available for the controls, rendering the elevators effectively unserviceable. This project is included in the approved Fiscal Year 2016-17 capital improvement program 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 the proposed action is exempt from the requirements of the California Environment Quality Act (CEQA) under Article III Class 1(32) of the Los Angeles City CEQA Guidelines as determined by the Director of Environmental Management;
2. 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;
3. Approve Contract No. 39812 with Alimak Hek Inc. in the amount of \$572,734 (\$520,667 for the proposed contract and \$52,067 as a 10% contingency);
4. Authorize the Executive Director to execute and Board Secretary to attest to Contract No. 39812 for and on behalf of the Board; and
5. Adopt Resolution No. _____.

DISCUSSION:

Background/Context – The Badger Avenue Bridge is the sole rail transportation link between Terminal Island and the mainland. It is a key part of the Alameda Corridor tying the Ports of Los Angeles and Long Beach to the national railheads near downtown Los Angeles. The current bridge was constructed in approximately 1997, replacing its

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older predecessor which was constructed in 1924. The two elevators which serve the bridge were a part of the 1997 construction project and installed by Alimak Hek. They are construction type elevators, open air, and were designed primarily for servicing the bridge.

The Construction and Maintenance Division (C&M) has been responsible for servicing the elevators which has been accomplished through a contract with Alimak. This contract went through a bidding process. Current law requires a servicer to have a State of California elevator license. C&M staff use the elevators on a daily basis for general bridge maintenance. In addition, the Port staff from Homeland Security and Information Technology use the elevators to access communications and camera equipment located on the top floor of the bridge.

Alimak, in its capacity as the Harbor Department's current elevator contractor, informed C&M staff several months ago that the elevators are becoming obsolete and some components are no longer available. As such, the elevators are becoming unserviceable. Upon learning this information, C&M staff initiated a capital improvement project to upgrade the elevator controls. By upgrading the controls, the life of the elevators will be extended for approximately 10 years. The elevator carriages themselves are in good condition and will continue to be used.

Selection Process – A requisition was submitted by C&M with specifications for the upgrade of the two Badger Avenue Bridge elevator controls in September 2016. The Contracts and Purchasing Division (C&P) released Request for Bids No. F-970 in January 2017. The bid was advertised on the City of Los Angeles Business Assistance Virtual Network (LABAVN) for 21 days, as well as being included on the Port of Los Angeles website. Per statistics from the LABAVN, the bid was viewed by 20 companies. The bid document was downloaded by 11 companies (Transmittal No. 1).

Alimak Hek Inc. was the only vendor to submit a bid for this contract opportunity. C&P prepared a recap of the bid (Transmittal No. 2). Because of the vendor's familiarity with the equipment, staff is recommending approval of the award of Contract No. 39812 to Alimak Hek (Transmittal No. 3).

ENVIRONMENTAL ASSESSMENT:

The proposed action is award of a contract to Alimak Hek Inc. to upgrade the controls in the elevators serving the Badger Avenue Bridge. As an activity involving modification of mechanical equipment which is accessory to the use of an existing structure and involving no expansion of use, the Director of Environmental Management has determined that the proposed action is exempt from the requirements of CEQA in accordance with Article III Class 1(32) of the Los Angeles City CEQA Guidelines.

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FINANCIAL IMPACT:

Funds for this deferred maintenance project in the amount of \$551,598 are included in the Fiscal Year (FY) 2016-17 Capital Improvement Program budget in Center No. 1207, Program No. 000. Future fiscal year funding will be requested as part of the annual budget process subject to Board approval. Engineering Work Order (Project) No. 2541400 has been opened to track project costs.

Expenditures in the amount of \$572,734 (\$520,667 for the contract and a 10% contingency amount of \$52,067) are expected to be spent as follows:

<u>Account</u>	<u>Fiscal Year 2016-17</u>	<u>Fiscal Year 2017-18</u>
54050 – Mtc. Svcs.-Bridges	\$ 430,158	\$ 21,136
55010 - Materials	\$ <u>121,440</u>	\$ <u>0</u>
Total Cost	\$ 551,598	\$ 21,136

Average annual maintenance costs for the bridge elevators in the amount of approximately \$20,000, may be reduced by at least 30% due the expectation that there will be fewer service calls for elevator failures for the next several years.

CITY ATTORNEY:

The Office of the City Attorney has reviewed and approved the subject contract as to form and legality.

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TRANSMITTALS:

1. City of Los Angeles Business Assistance Virtual Network Record for Bid No. F-970
2. Bid Recap for Bid No. F-970
3. Contract No. 39812

FIS Approval: MB (Initials)

CA Approval: gm (Initials)



TIM CLARK
Director of Port Construction & Maintenance



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

APPROVED:

For 
EUGENE D. SEROKA
Executive Director

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