



**THE PORT
OF LOS ANGELES**

Executive Director's
Report to the
Board of Harbor Commissioners

DATE: MARCH 27, 2013

FROM: CONSTRUCTION AND MAINTENANCE

SUBJECT: RESOLUTION NO. _____ - AWARD OF CONTRACT NO. 39665 TO ASCENT ELEVATOR SERVICES, INC. FOR MODERNIZING ELEVATOR NO. 1 AT WAREHOUSE 1 AND ELEVATOR NOS. 5 AND 7 AT BERTH 93

SUMMARY:

The Construction and Maintenance Division (C&M) requests approval of Contract No. 39665 with Ascent Elevator Services, Inc. of Cerritos, CA for the modernization of Elevator No. 1 at Warehouse 1 and Elevator Nos. 5 and 7 at Berth 93 in the amount of \$485,942, including sales tax. The existing Warehouse 1 elevator was last overhauled in the 1940s and the Berth 93 elevators have not been overhauled since they were installed in the early 1960s. This project is part of the approved deferred maintenance program planned and funded in the Fiscal Year 2012-13 capital budget.

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. 39665 with Ascent Elevator Services, Inc. in the amount of \$485,942 and authorize said expenditures;
3. Authorize the Executive Director to execute Contract No. 39665; and
4. Adopt Resolution No. _____ .

DISCUSSION:

Background/Context – In the last two years, C&M has completed a host of capital infrastructure projects that were deferred over the years due to staffing or funding restrictions. Funding in the capital budget is set aside to address key projects including: re-roofing Liberty Hill Plaza, the Harbor Administration Building, Berth 154-155, and the Berth 225 Canopy and Reefer Wash; repairing or replacing nearly 100 backflows throughout the Port of Los Angeles (Port); updated fire life-safety alarm and sprinkler systems at Berths 93, 121-131 and 177-181; and new Heating, Ventilation, and Air

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Conditioning units or systems at the Pilot Station, 239 North Avalon, and other buildings.

Through the end of January 2013, a total of \$9.7M has been spent on 49 deferred maintenance projects since the program started in July 2010. A budget of \$5M per year for these deferred projects allows C&M to reduce a large backlog of infrastructure improvements. Action on key infrastructure projects continues today, including fire door replacements at Warehouses 1, 13, 16 and 17; fire alarm system replacement at Berths 401-409; crane trench repairs at Berths 136-139; underground valve replacements at Berths 54-55 and 57-60; and major painting projects at Berth 155A and Liberty Hill Plaza. While much progress is being made with the deferred maintenance program, it will take a long-term commitment to ensure the Port's infrastructure reaches an optimum condition of use.

These elevators are being upgraded for a number of reasons. The elevator at Warehouse 1 is being upgraded principally to address safety and regulatory deficiencies, and to ensure that port personnel and industry stakeholders can safely store materials at the port. With respect to the Cruise Terminal, safety and regulatory concerns also exist. Additionally, the upgrades are being completed to address the passenger service and equipment reliability concerns that have arisen with the older elevators.

Elevator Modernization – Among the many deferred maintenance projects scheduled for Fiscal Year 2012-13 is the modernization of elevators – one at Warehouse 1 and two at Berth 93. Elevator No. 1 at Warehouse 1 was installed in 1915 and last overhauled in the 1940s. Elevator Nos. 5 and 7 at Berth 93 were installed in 1962 and have never been modernized. All components of these elevators are now obsolete which is preventing full, reliable operation of the elevators. The City of Los Angeles Harbor Department (Harbor Department) could face safety violations if the current systems and equipment are left in place, preventing the use of these elevators until major corrections are made. This contract will address the problems before those actions can occur and C&M will be able to maintain the new infrastructure.

The wiring in the elevator systems from Warehouse 1 and Berth 93 is worn out and rusted due to age and corrosion. The door motors, door locks, and switches are also worn out from heavy use and abuse throughout the years, which compromises the safety of the equipment. The current system is outdated and does not incorporate several of the current safety guidelines and features for modern elevators such as fire service and rope safety devices. The contractor will install an entirely new elevator system to meet all current City and State regulations. It will be a turn-key project, using non-proprietary equipment to enable C&M access to all available parts and resources needed for any future repairs. All wiring and worn mechanical equipment will be replaced and a fire detection system will be installed.

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Selection Process – C&M submitted purchase requisitions with specifications for this project encompassing four elevators including the three elevators discussed above (Warehouse 1 Elevator No. 1 and Berth 93 Elevator Nos. 5 and 7) as well as Elevator No. 3 at Berth 93. The Contracts and Purchasing Division released a Request for Bids (RFB) in January 2013. It 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 February 6, 2013 and all attending vendors were shown the four elevators to be modernized. Two bids were received for the project by the February 20, 2013 deadline (Transmittal 1).

Ascent Elevator Services, Inc. provided the lowest, responsive bid on three of the four elevators. These bids were \$187,721 for Elevator 1 at Warehouse 1, \$164,095 for Elevator 5 at the Cruise Terminal, and \$134,126 for Elevator 7 at the Cruise Terminal. Total Access Elevator, Inc. was the lowest responsive bidder for the remaining elevator, Elevator 3 at the Cruise Terminal. Their bid for the modernization of this elevator is \$41,000. Since this amount falls below \$150,000, a Purchase Order will be issued to them with Executive Director approval. Staff is recommending approval by the Board of Harbor Commissioners of a contract with Ascent Elevator Services, Inc., the lowest, responsive bidder for the overhaul of the three elevators described above (Transmittal 2).

ENVIRONMENTAL ASSESSMENT:

The proposed action is approval of a contract with Ascent Elevator Services, Inc. for modernization of elevators at Warehouse No. 1 and Berth 93. As an activity involving the rehabilitation of deteriorated mechanical equipment to meet current standards of safety, 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 (4) of the Los Angeles City CEQA Guidelines.

ECONOMIC BENEFITS:

Spending under the proposed contract will support approximately 4 direct and 3 secondary one-year equivalent jobs for the five-county region.

FINANCIAL IMPACT:

The deferred maintenance capital project pursuant to this bid will cost the Harbor Department a total of \$485,942 to be incurred in FY 2012-13. Due to the age and unreliability of the existing infrastructure, there is no feasible alternative to replacing the obsolete and non-functioning equipment.

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C&M spends approximately \$18,000 per year in parts and labor maintaining and repairing Warehouse 1 Elevator No. 1 and Berth 93 Elevator Nos. 5 and 7. Maintenance costs associated with the new elevator systems at Warehouse 1 and Berth 93 are estimated to be \$7,500 per year, including labor costs, materials, permits and testing, and will be performed by C&M staff (Transmittal 3). This is a savings of \$10,500 per year.

Funding in the amount of \$520,000 has been budgeted in the Fiscal Year 2012-13 Capital Budget Account No. 54010, Center Nos. 1002 and 1007, and Program No. 000 for the Warehouse 1 and Berth 93 elevator modernization project.

CITY ATTORNEY:

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

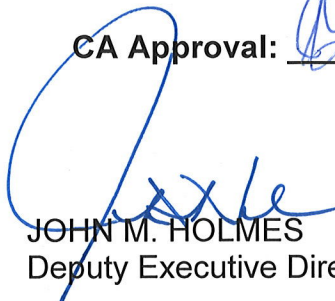
TRANSMITTALS:

1. Recap of Bid No. F-822
2. Contract No. 39665
3. Warehouse 1 and Berth 93 Elevator Locator maps

FIS Approval: KP (Initials)

CA Approval: B (Initials)


JIM MORGAN
Director of Port Construction and Maintenance


JOHN M. HOLMES
Deputy Executive Director

APPROVED:


GERALDINE KNATZ, Ph.D.
Executive Director

Author: D. Young

S:/Clerical Documents/Board Items/C&M_Elevators

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HAR-9-1