

Action Item 6. Discussion and possible action to award a contract for the modernization of elevators at the HCAD Building.

Recommendation

That the board review proposals and award a contract for the modernization of elevators at the HCAD Building.

Discussion

In August 2021, a report prepared by elevator consultant, Mr. Mike Thompson, Regional Manager with Lerch Bates, Inc. was presented to the board for review and consideration to modernize the five elevators at the HCAD Building. The board approved a request for proposal to go out for bids to perform the modernization.

Thirteen packets were mailed to elevator construction and service vendors. Two were emailed to plan rooms. In addition, Choice Partners emailed to all members associated with elevator service and construction. A notice was published twice in the Daily Court Review, as required, and the Request For Proposal (RFP) was posted to the HCAD website. Six vendors attended the site visit and two submitted proposals.

Comments on the Proposal

Below are the results of the two bids received on September 16, 2021. The two bidders presented very similar bids with only one difference. The Thyssenkrupp (TKE) bid suggests Alternative #4 which will increase the speed of the freight elevator and bring it to its rated speed. Currently the freight elevator, elevator#4, does not run at its contract/rated speed. Overall, with all the alternates TK Elevator's total bid is 2.1% higher than KONE. In addition to bringing the freight to rated speed, TK Elevators has a good customer service record here at HCAD. Staff proposes TK Elevators for the project. The timeline is estimated at 44 weeks with a completion date at the end of December 2022.

An in-depth bid analysis and recommendation letter by regional manager, Mike Thompson from Lerch Bates, follows this action item.

Funds are available in the Major Repairs and Rehabilitations account which has a balance of \$6,249,013.

RFP2021-02 Elevator Modernization	ThyssenKrupp Elevators (TKE)	Kone Elevators & Escalators
Basic refurbish of mechanical components of elevator	\$984,947	\$1,078,797
Interim maintenance	\$17,325	\$21,340
Total Cost of Basic Refurbish	\$1,002,272	\$1,100,137
OPTIONAL SERVICES:	ThyssenKrupps Elevators (TKE)	Kone Elevators & Escalators
ALTERNATE 1: Replace cab interiors of elevators 1 – 4 with new finishes and flooring approved by Purchaser.	\$113,683	\$67,500
ALTERNATE 2: Replace cab interior of elevator 5 with new finishes and flooring approved by Purchaser.	\$27,945	\$16,500
ALTERNATE 3: Provide Destination Control Dispatching on elevators 1 - 4.	\$135,629	\$83,000
ALTERNATE 4: Provide Gearless Machines for Elevator #4	\$13,966	\$0
Total Cost for Alternates	\$291,223	\$167,000
Total Projected Cost	\$1,293,495	\$1,267,137

Motion

A board member would move to award a contract for the modernization of the HCAD Building's elevators to TK Elevator also known as Thyssenkrupp Elevator for a total of \$1,293,495.

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