

~~THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS~~
ACTION AGENDA SUMMARY

DEPT: General Services Agency

BOARD AGENDA # *B-6

Urgent Routine

AGENDA DATE March 12, 2013

CEO Concurs with Recommendation YES NO
(Information Attached)

4/5 Vote Required YES NO

SUBJECT:

Approval to Accept the Status Report of the Emergency Repair to the Elevator Located on the Health Services Agency Campus at 830 Scenic Drive, Modesto in Accordance with Public Contract Code Section 22050

STAFF RECOMMENDATIONS:

Accept the status report of the emergency repair to the elevator located on the Health Services Agency campus at 830 Scenic Drive, Modesto in accordance with Public Contract Code Section 22050.

FISCAL IMPACT:

On October 2, 2012 the Board of Supervisors approved the emergency repair to the elevator located at 830 Scenic Drive, Modesto. The total cost of the project is \$248,459, of which \$198,767 will be funded in the Deferred Maintenance budget and \$49,692 in the Health Services Agency budget. The County Purchasing Agent has issued a service purchase order in an amount not to exceed \$248,459 of which \$70,901 has been paid to date for materials. The balance of \$177,558 will be paid upon completion of the project.

BOARD ACTION AS FOLLOWS:

No. 2013-106

On motion of Supervisor Withrow, Seconded by Supervisor Monteith

and approved by the following vote,

Ayes: Supervisors: O'Brien, Withrow, Monteith, De Martini and Chairman Chiesa

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

1) Approved as recommended

2) Denied

3) Approved as amended

4) Other:

MOTION:



ATTEST: CHRISTINE FERRARO TALLMAN, Clerk

File No.

DISCUSSION:

The Central Unit Building located at 830 Scenic Drive, Modesto is a three-story building on the campus of the Health Services Agency (HSA). The building was constructed in 1948. The Specialty Clinic, Medical Records and Housekeeping departments are located in the basement of this building. The second floor houses the Orthopedic Clinic, GI lab, Oncology and HSA Administration, and Public Health Programs are located on the third floor. There are two elevators within the building, one of which is located at the front of the building near the main entrance and one is located toward the rear of the building. The front elevator has been utilized as the primary public elevator (Main Elevator), with the rear elevator serving as a back-up and employee elevator (Back-up Elevator). Both the Main Elevator and the Back-up Elevator have been maintained by the County's elevator maintenance vendor, Thyssenkrupp Elevator Company (Thyssenkrupp).

In June of 2012 the Main Elevator began to show signs of failure and again on September 21, 2012. On September 24, 2012 the Main Elevator was removed from service until the repair in the form of a modernization is complete. On October 2, 2012, the Board of Supervisors approved the emergency repair to modernize and bring the elevator to full operational status.

To date, a scope of work has been developed and materials have been ordered. Signal fixtures have been approved and released from the signal fixture vendor. The life safety upgrades have received final approval from the Fire Department and have been delivered to Thyssenkrupp. The alarm panels and devices that were ordered have arrived. Cab finishes have been received and approved, and production is complete. The controller and the door operator equipment have arrived, after a manufacturing delay as previously reported to the Board. All equipment necessary to complete the project has been received.

Thyssenkrupp conducted a scope review and coordination meeting with the electrical and life safety subcontractors on January 15, 2013. Questions arose resulting from this meeting, which have been appropriately addressed by County staff. The electrician is continuing the work of providing a new disconnect and making the wire runs for the alarm system.

Thyssenkrupp began work on February 11, 2013 and all material required to proceed with the work at this time has been delivered to the site. To date, the old hoist motor, motor generator and control system have been removed from the elevator and shipped back to Thyssenkrupp for disposal. The new control system has been located in the machine room and permanently mounted. The motor hub was delivered to the machine shop and modified to accept the new motor. The brake has been dismantled and reconditioned as specified and the motor hub has been machined. The modified motor hub and the motor were installed on the elevator machine. Temporary connections have been made between the motor and the new control system to enable the technicians to run the elevator up and down in the hoistway to complete their work. Old hoistway conduit and wiring have been removed from the elevator shaft and machine room. The

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elevator door equipment and door panels have been removed. The remaining architectural pieces have been removed to be refinished and reinstalled. Dimensions and drawings have been created for some required brackets and plates used to adapt the new materials to the retained equipment. These brackets and plates are in the process of being fabricated. Control boxes have been mounted on the elevator car. Required guards and brackets for earthquake compliance have been manufactured and mounted on the elevator machine. Work is progressing on schedule for completion by April 10, 2013.

As required by the Public Contract Code, staff will return to the Board with a report on the status of the emergency repair project every 14 days. Staff will return to the Board to provide an update at the next regularly scheduled meeting on March 26, 2013.

POLICY ISSUE:

This action supports the Board's priorities of A Safe Community, A Healthy Community, Effective Partnerships, and Efficient Delivery of Public Services by providing a time and cost effective repair solution.

STAFFING IMPACT:

Existing GSA staff will continue to manage the contract for the elevator modernization services.

CONTACT:

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Scott Shook, Facilities Maintenance Manager (209) 652-0480