



Department Source: Public Works

To: City Council

From: City Manager & Staff

Council Meeting Date: November 18, 2019

Re: Appropriating Funds for Elevator Upgrades in Municipal Parking Facilities

Executive Summary

Staff is requesting that Council authorize an appropriation of funds from the Parking Utility Retained Earnings account to the Elevator Upgrades capital improvement project account related to the equipment and cab upgrades for three elevators located in two municipal parking garages.

Discussion

Beginning with fiscal year 2020, City Council authorized the spending of \$100,000 per year over the next 5 years, by the Parking Utility, for elevator car upgrades in the municipal parking garages. The purposes of which were to not only address the aesthetic condition of the cars, but to also upgrade the mechanical and electrical components of the elevators to ensure better reliability.

During the last months of fiscal year 2019, Parking Utility staff met with Schindler Elevator, the City of Columbia's contracted elevator maintenance and service provider, to discuss various upgrade options and the costs associated. During these meetings, Parking Utility staff identified the elevator(s) at 8th & Walnut (Plaza) and 10th & Cherry garages as being the locations with the highest need for immediate work. Both of those garages have had ongoing complaints of the overall condition of the elevators, as well as repeated working failures. This is especially concerning in the 10th & Cherry garage, as there is only one elevator for that garage in which we have one of the highest occupancy rates. It is staff's recommendation that we address these three elevators, (1 in 10th & Cherry and 2 in 8th & Walnut) this fiscal year before the conditions and reliability become any worse.

The primary issues surrounding the reliability of the 10th & Cherry garage elevator stem from the controller unit which is outdated and not retro-actively friendly which causes wait times for parts, making temporary fixes to the system that lead to continuous failures; including one stretch of time where the elevator failed on at least 4 separate occasions inside of 2 weeks with at least one entrapment reported. Upgrading the controller would mean doing a full modernization of the elevator and would require that the elevator shaft be inspected by an outside contractor and brought up to current codes. With this modernization, staff also recommends upgrading the cab interior to include new walls, ceiling, lighting fixtures, and floors. This will help provide better lighting in the cab and give a more modern look to the elevator, while also providing easier to clean and maintain surfaces. This will provide the garage with an elevator that has a reliability of less than one shutdown per year, will reduce power consumption, and give a better experience to our garage patrons.



City of Columbia

701 East Broadway, Columbia, Missouri 65201

The two elevators at the 8th & Walnut garage will not need a full modernization, as the controller for those elevators is more compatible with newer parts and components. The reliability issues are related to the door operating equipment and call button boards. The equipment used in the current elevator cab and door arrangement is old and outdated, leading to doors not wanting to open or close and for call buttons to intermittently stop working. The proposed upgrades would include moving to a closed loop door operating system and installing new fixture panels on the interior and exterior of the elevator. These upgrades would dramatically increase the reliability of the elevators inside one of the most sought after parking locations in downtown Columbia. As with the operating equipment, the interiors of these cabs are very old and show a lot of wear and stains. Parking Utility often receives complaints about the conditions of the elevator interiors. Upgrading the interiors will add new wall panels, ceiling, and floors. The elevator upgrades are long past due and have led to numerous complaints and operational failures. It is staff's recommendation to fix these high traffic locations as quickly as possible, so as to avoid potentially more severe issues.

Cost summary:

10 th & Cherry -	8 th & Walnut (Plaza) –
Modernization...\$94,872.00	Door operating replacement...\$64,808.00
Contracted work...\$20,000.00 - \$30,000.00	Fixture upgrade...\$38,560.00
Cab upgrade...\$26,000.00	Cab upgrade...\$54,400.00
Total...\$140,872.00 - \$150,872.00	Total...\$157,768.00

Fiscal Impact

Short-Term Impact: Appropriating \$229,504.00 (\$308,640.00 total cost - \$100,000.00 originally budgeted + \$20,864 10% contingency if needed) from the Parking Utility Retained Earnings.
Long-Term Impact: None

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Not Applicable, Secondary Impact: Secondary, Tertiary Impact: Tertiary

Comprehensive Plan Impacts:

Primary Impact: Not Applicable, Secondary Impact: Secondary, Tertiary Impact: Tertiary

Legislative History

Date	Action
	N/A

Suggested Council Action

Pass the ordinance authorizing an appropriation of \$229,504.00 from the Parking Utility Retained Earnings for elevator upgrades at 8th & Walnut and 10th & Cherry parking garages.