



TACOMA HOUSING AUTHORITY

RESOLUTION 2017-03-22 (2)

Date: March 22, 2017

To: THA Board of Commissioners

From: Michael Mirra
Executive Director

Re: Modernization of Two Elevators at 902 South L. Street (Administration Building)

This resolution would authorize THA's Executive Director to negotiate and if those negotiations are successful to execute a contract with R.C. Zeigler Company in the amount not to exceed \$417,377.00 for the repair of the two elevators at 902 South L. Street (Administration Building) and the additional contingency amount of \$50,000 making the total project amount not-to-exceed \$467,377.00.

Background

In November 2016, Tacoma Housing Authority (THA) contracted with Elevator Consulting Services (ECS) to perform an audit of the two elevators at the 902 South L. Street (Administration Building). We did this because the elevators were requiring an increasing number of service calls and were breaking down. We were concerned that they also presented a safety risk.

On December 15, 2016, THA received the audit report that recommended both elevators be upgraded. The normal life expectancy for elevators is 15 to 20 years. These elevators were installed 33 years ago, in 1984. Due to the age of the elevators, THA's current elevator vendor is having a hard time finding parts to repair the elevators.

This resolution would authorize payment for an upgrade that would bring the mechanical system to current American Society of Mechanical Engineers (ASME) standards and codes. This upgrade would include fire suppression service, seismic protection and compliance with Americans with Disabilities Act (ADA) requirements.

Based on the audit, THA amended the contract with ECS to include writing the spec book for procurement of the modernization work. On February 8, 2017, THA issued an Invitation to Bid (ITB) for the work. We advertised it on Washington Electronic Business Solutions (WEBS) and sent it to the vendors in the elevator industry. We held a pre-bid meeting on February 15, 2017. Only two companies attended. The bids were due March 2, 2017. THA received only one bid. It was from R.C. Zeigler Company, Inc. in the amount of \$417,377.00. Elevator vendors are limited in this industry. There are only four large elevator companies in the State of Washington. Only three

of them do work for the state. R.C. Zeigler is a general contractor which proposes to use ThyssenKrupp as a subcontractor to do the actual work. ThyssenKrupp has performed work on the elevators. It is the same company doing the elevator work at Renew Tacoma properties as part of THA's Rental Assistance Demonstration (RAD) conversion.

We are also asking for an additional \$50,000.00 for contingency for any unforeseen work that may be uncovered during construction making the project Not-To-Exceed \$467,377.00.

Recommendation

Authorize Tacoma Housing Authority to contract with R.C. Zeigler Company, Inc. up to the amount of \$417,377.00 for the modernization of the two elevators at 902 South L. Street (Administration Building) plus up to \$50,000 for contingency.



TACOMA HOUSING AUTHORITY

RESOLUTION 2017-03-22 (2)

(Modernization of Two Elevators at 902 South L. Street (Administration Building))

A **RESOLUTION** of the Board of Commissioners of the Housing Authority of the City of Tacoma

WHEREAS, Tacoma Housing Authority (THA) procured for a consultant to perform an audit of the two elevators at 902 South L. Street due to the number of service calls; and

WHEREAS, Based on the outcome of the elevator audit, it was determined that both elevators were past its life by 8 to 10 years and needs a complete modernization; and

WHEREAS, THA advertised on WEBS for the modernization of two elevators at 902 South L. Street, the advertisement was sent to elevator vendors on the State of Washington contract and past vendors that have done business with THA; and

WHEREAS, THA hosted a pre-bid meeting at which only two vendors attended; and

WHEREAS, Bids were due on March 2, 2017, of which only one bid was received by R.C. Zeigler Company in the amount of \$417,377.00. It should be noted that R.C. Zeigler is a general contractor and will be using ThyssenKrupp as their subcontractor doing the elevator portion of the scope. Both of these companies were the only vendors in attendance at the pre-bid meeting; and

WHEREAS, Due to the age of both elevators, THA is building into the budget and asking for an additional \$50,000 for contingency and unforeseen work making the total amount of the project amount of \$467,377.00; now, therefore, be it

Resolved by the Board of Commissioners of the Housing Authority of the City of Tacoma, Washington as follows:

Authorize THA's Executive Director to negotiate and if those negotiations are successful to execute a contract with R.C. Zeigler Company in the amount not to exceed \$417,377.00 for the modernization of the two elevators at 902 South L. Street (Administration Building) and the additional contingency amount of \$50,000 making the total project amount not-to-exceed \$467,377.00.

Approved: March 22, 2017


Dr. Arthur C. Banks, Chair