



## Mission Square Facility Building Improvement Projects

Public Utilities Department

Board of Public Utilities  
March 13, 2017



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## Background



1. 127,500 square foot Class A office space
2. 490 stall parking structure
3. Acquired by RPU October 13, 2015



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## Building Improvement Budget

1. 2016/17 Budget = \$500,000
2. Current Projects:
  - A. Fire Panel Upgrades - \$230,000
  - B. 6<sup>th</sup> Floor Restrooms - \$40,000
  - C. Backup Generator - \$30,000
  - D. Elevator cabs - \$200,000



Fire Life Safety System Panel Replacement



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## Elevator Replacement Project

1. Identified in Building assessment pre-purchase
2. Internal goal to extend replacement after 2018
3. Current elevator systems 33 years old
4. Typical life 15 - 25 years



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## Elevator Replacement Project

5. Comprehensive review by HKA Elevator Consulting Inc.
  - A. Replace all mechanical systems
  - B. Replace interior control panels
  - C. Complete mechanical work prior to interior
  - D. Elevator systems beyond useful life
6. Frequency of breakdowns is increasing
7. Estimated project cost \$1,500,000
8. Project Management by RPU and City General Services



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## Elevator Cab Renderings



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## ENTRY DOOR REPLACEMENT PROJECT

1. Three entry doors to building
  - A. University Avenue
  - B. Main Street Pedestrian Mall
  - C. Parking Structure
2. Current doors are heavy and lack ADA assist mechanism
3. Identified in 2015 Accessibility Assessment



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## Entry Door Replacement Project

4. Propose Design-Build RFP
5. Project Estimate - \$200,000
6. Project Management by RPU and City General Services

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## ENTRY DOOR RENDERING



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## Project Funding

1. Total Building Improvement Estimate - \$1,700,000
  - A. \$200,000 previously budgeted in Mission Square account
  - B. Balance available in Building Occupancy Account
2. Specific bid award(s) subject to future Board action



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## Recommendations

That the Board of Public Utilities:

1. Receive and file this report;
2. Conceptually approve staff to proceed with replacement of the elevator mechanical systems and passenger cab refurbishment and replacement of the entry doors to meet ADA standards in the estimated amount of \$1,700,000.



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