

AGREEMENT WITH SCHINDLER ELEVATOR CORPORATION FOR MISSION SQUARE ELEVATOR MODERNIZATION PROJECT

Public Utilities Department

Board of Public Utilities
January 14, 2019



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BACKGROUND

1. On October 13, 2015, the City acquired the Mission Square Office Building at 3750 University Avenue.
2. On March 13, 2017, the Board of the Public Utilities conceptually approved the elevator modernization of the mechanical systems and passenger cab refurbishment project for an estimated amount of \$1,500,000.



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BACKGROUND

1. In August 2017, Lerch Bates was retained to survey the elevator conveyor system.
2. Elevator systems and controls are original to building and in "below average" condition.
3. Replacement of all 4 elevator's mechanical equipment was recommended.



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DISCUSSION

Bidding Process:

1. In May 2018, Bid No. 7573 was posted.
2. Only 1 contractor attended the mandatory job walk.
3. Due to low interest, the bid was canceled.
4. Staff worked with Lerch Bates to reevaluate the project scope and clarify/define a revised project scope in order to re-bid.



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DISCUSSION

Bidding Process (cont'd):

5. Bid No. 7607 was posted on August 28, 2018.
6. The job walk was non-mandatory.
7. Eight companies downloaded the bid documents.
8. Only 1 company submitted a bid on October 18, 2018.
9. It is not anticipated that bidding the project a 3rd time would result in a significantly different outcome.



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PROJECT/COST BREAKDOWN

Project and Fiscal Breakdown		
Work Type:	Performed By:	Amount(\$):
Design	Lerch Bates	\$31,300
Project Management and Engineering (estimated at 9% of total project cost)	City of Riverside General Services Department	\$129,385
Construction:	Schindler Elevator	\$1,151,578
Permits		\$15,000
Contingency (15%)		\$172,737
Work Order Total:		\$1,500,000
Anticipated Start Date:		February 4, 2019
Anticipated Duration:		July 11, 2020



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CONTINGENCY REQUEST

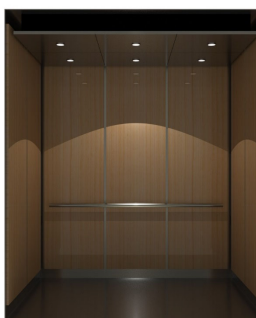
1. Contingency of 15% is requested
 - a. Unforeseen conditions
 - b. Elevators are over 30 years old
 - c. Elevator interior finishes have not been selected
 - i. Bid amount includes an allowance of \$25,000 per cab
 - ii. Amount may not be sufficient to cover the total cost once finishes are selected



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ELEVATOR INTERIOR CAB RENDERINGS



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RECOMMENDATIONS

That the Board of Public Utilities:

1. Approve the agreement with Schindler Elevator Corporation, of San Diego, California, in the amount of \$1,151,578 in response to Bid No. 7607 for the elevator modernization of Mission Square project;
2. Authorize a 15%, or \$172,737, contingency for unforeseen conditions or required modifications, including but not limited to owner requested changes and improvements;



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RECOMMENDATIONS

3. Approve Work Order No. 1719865 in the amount of \$1,500,000; and
4. Authorize the City Manager or his designee, to execute the agreement with Schindler Elevator Corporation and make any minor or non-substantive changes.



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