



Staff Reports

File #: 708-2017, **Version:** 1

To: Honorable Mayor and Members of City Council

From: Jacques R. LaRoche, Public Works Director

Prepared By: John Ferons, Senior Civil Engineer

TITLE:

Second Street Parking Garage Elevator

RECOMMENDED ACTION:

- (1) Determine that the proposed agreement with Dream Ride Elevators for the removal and replacement of the Second Street Parking Garage Elevator meets the requirements for acquisition of a specialty item, as set forth in Napa Municipal Code Section 2.91.050; and
- (2) Approve an agreement with Dream Ride Elevators for the removal and replacement of the Second Street Parking Garage Elevator in an amount not to exceed \$259,500, and authorize the Public Works Director to execute the agreement on behalf of the City; and
- (3) Determine that the actions authorized by this item are exempt from CEQA.

DISCUSSION:

The Second Street Parking Garage is one of three public parking garages constructed in 1985. It is the only remaining garage that contains the original elevator equipment. The Pearl Street parking garage elevator was modernized in 2006 and similar work was completed on the elevator at the Clay Street parking garage in 2010. These projects were necessary to address issues related to aging equipment and essential to ensure compliance with safety standards regulated by the Elevator, Ride and Tramway Unit of the State of California Division of Occupational Safety and Health.

Over the last several years, the elevator at the Second Street Garage has experienced equipment failures, warranting frequent calls for service. During this same time period, the elevator was inspected by the State Elevator, Ride and Tramway Unit inspector. Because the elevator was not functioning at the time of the inspection, the City was served with a Preliminary Order to Correct. This order required the City to perform the necessary repairs to bring the elevator into compliance prior to returning it to service. The assessment performed by Dream Ride Elevators determined that the current condition of the elevator equipment and components would require replacement, due to obsolescence and in order to meet modern compliance requirements. The Second Street Garage Elevator was then taken out of service and will continue to be out of service until this project is completed. The City has been out of compliance with the Elevator, Ride and Tramway Unit of the State of California Division of Occupational Safety and Health since June 1, 2013.

The sequence necessary for replacing and modernizing the Second Street Garage Elevator would

be: retain Dream Ride Elevators to remove the elevator cab from the shaft and all appurtenant obsolete equipment; a city-hired contractor will then repair/replace all the code-required finish work within the elevator (drywall, tape, caulking etc.); and, Dream Ride Elevators returns to install new elevator cab and appurtenant equipment. At such time, the new elevator can be certified by the State and returned to service. Staff is recommending that elevator removal and replacement services from Dream Ride Elevators be authorized pursuant to Napa Municipal Code Section 2.91.050, Exceptions for Specialty Items. A written determination supporting this recommendation is included as Attachment 2.

FINANCIAL IMPACTS:

There is no budget impact. Sufficient budget for this request exists within 30101-57601-FC13PR01GF-57601. The Second Street Garage Elevator Project has a remaining project balance of \$290,000.

CEQA:

City staff recommends that the City Council determine that the Recommended Action is exempt from CEQA pursuant to CEQA Guidelines Section 15301 (repair and maintenance of an existing public structure involving negligible or no expansion of use).

DOCUMENTS ATTACHED:

ATCH 1 - Agreement with Dream Ride Elevators
ATCH 2 - Exception Request for Specialty Items

NOTIFICATION:

None.