



City of San Antonio

Agenda Memorandum

File Number:

Agenda Item Number: 9

Agenda Date: December 19, 2024

In Control: City Council A Session

DEPARTMENT: Finance Department

DEPARTMENT HEAD: Troy Elliott

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:

Elevator Repairs

SUMMARY:

This ordinance ratifies a contract and payment with Oracle Elevator Holdco, Inc. for repairs and modernization services to an elevator providing public access to the Riverwalk located near the Valencia Hotel for a total cost of \$308,650.00 Funding is available from the General Fund.

BACKGROUND INFORMATION:

Submitted for ratification is a contract with Oracle Elevator Holdco, Inc. for services to upgrade one (1) hydraulic passenger elevator providing public access to the Riverwalk located near the Valencia Hotel by the City Center Development and Operations Department. The elevator is located on Houston Street, Riverwalk level.

The repairs and modernization of the elevator were necessary to be in compliance with American Disabilities Act (ADA). The elevator had been out of service for 6 months due to these major repair services not covered under the current annual elevator preventative maintenance contract; these elevator repairs were evaluated and considered major work requiring procurement of the repair services. As part of the agreement with GrayStreet Houston and Hotel Valencia, the City

is responsible for repairs and to maintain the elevator and exterior elevator shaft.

The City issued a Request for Offer (RFO) for “Elevator Modernization at Valencia Hotel” (RFO, 6100018291) on July 11, 2024, to Oracle Elevator Holdco, Inc. with a submission deadline of July 17, 2024. The offer received from Oracle Elevator Holdco, Inc. meet the published specifications and a purchase order was issued on July 18, 2024, in order to expedite the elevator repair and allowed vendor to order the equipment and parts for the repair, taking into consideration the lead-time for the upgrade and modernization to be 185 days after receipt of the purchase order; a ratification of this contract is now necessary since the purchase order to begin work was issued prior to Council approval.

This purchase was made utilizing a public health and safety exemption to allow CCDO to procure the equipment and parts for the modernization of the elevator to replace broken and outdated equipment and mitigate potential risks in a timely manner. Contractor is responsible to provide all labor and equipment to include controller with landing system, car top inspection station, door operators for front and rear opening, car and hoistway door panels, tracks and headers, door clutches, interlocks, rollers, spirators, gibbs, infrared door edge detectors, front and back entrances and door sills, tank unit including hydro oil, piping and ball valve, new car operating station, signal fixtures, traveling cable, hoistway wire and one (1) each inspection and permit.

The elevator modernization work began in November 2024 and is anticipated to be completed in January 2025. This contract ratification will terminate upon completion of all work described herein or delivery of all goods ordered, as applicable.

ISSUE:

This contract ratification provides for the elevator modernization for an elevator located near the Valencia Hotel which is currently inoperable. The elevator is used by the public and hotel guests to enter and exit the hotel building at Houston Street, Riverwalk level.

The Small Business Economic Development Advocacy (SBEDA) Ordinance was not applicable to provide these services.

This award is an exception to the Local Preference Program.

The Veteran-Owned Small Business Preference Program does not apply to non-professional service contracts, so no preference was applied to this contract.

This vendor has acknowledged to comply with the Heat Illness Prevention Ordinance, approved on August 31, 2023, through Ordinance #2023-08-31-0585.

ALTERNATIVES:

Should this contract ratification not be approved, the Valencia Hotel elevator at the Riverwalk level would continue to be inoperable and out of compliance with the American Disabilities Act (ADA).

FISCAL IMPACT:

This ordinance ratifies a contract with Oracle Elevator Holdco, Inc. for an elevator replacement and modernization at the Valencia Hotel for a total cost of \$308,650.00 Funding is available from the General Fund.

RECOMMENDATION:

Staff recommends approval.

This contract was procured on the basis of a public health or safety exemption and a Contract Disclosure Form is not required.