



## Agenda Item Summary

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**File #:** RES 18-963, **Version:** 1

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### **Submitted By**

Tammie Grossman, Director Development Customer Services

### **Reviewed By**

LKS

### **Agenda Item Title**

**A Resolution Approving an Independent Contractor Agreement with South West Industries, Inc. d/b/a Anderson Elevator Co. for Cleaning and Modernization of Elevators at the Holley Court, The Avenue, and The Oak Park River Forest Parking Structures in an Amount not to Exceed \$170,000 and Authorizing its Execution and Waiving the Village's Bid Process**

### **Overview**

A contract for the Cleaning and Modernization of Elevators at the Holley Court, The Avenue, and The Oak Park River Forest Parking Structures, in an Amount not to Exceed \$170,000 and Authorizing its Execution and Waiving the Village's Bid Process for Agreements.

### **Staff Recommendation**

Approve the Resolution.

### **Fiscal Impact**

The costs for this project would be funded through the Enterprise Fund account numbers

Oak Park River Forest High School Garage - 5060-43770-783-540674; FY2018 Budget \$10,000, used \$6,243, available funds \$3,757 (\$2,000 for this project).

The Avenue Garage 5060-43770-784-540674; FY2018 Budget \$20,000, used \$7,276, available funds \$12,724 ( \$4,000 + \$4,904 contingency for unforeseen conditions/repairs needed for this project).

The Holley Court Garage 5060-43770-788-530660; FY2018 Budget \$625,000 used \$228,306, available funds \$396,694 (\$159,096 for this project)

### **Background**

The Village of Oak Park has an elevator maintenance and repair services agreement with South West Industries, Inc. d/b/a Anderson Elevator Co., an Illinois Corporation. The Village selected South West Industries after receiving three quotes for elevator maintenance and repair services for all VOP-owned elevators at Village Hall, Public Works Center, Dole Center and the parking garages and signed an Independent Contractors Agreement with Anderson Elevator Co. in 2018.

Due to South West Industries, Inc. d/b/a Anderson Elevator Co.'s experience with the elevator units, on-going maintenance of the units, and strong performance, staff believes Anderson Elevator Co. will be best equipped to provide the Village elevators with the needed maintenance. It is recommended we continue to work with South West Industries, Inc. d/b/a Anderson Elevator Co.'s because they are a trusted, existing contractor for the Village with whom we maintain a good working relationship.

The units in the parking structures have had issues over the years due to the fact that they are open to the elements which creates downtime and effects customers. Customers have also complained about the visual appearance of the elevators. Staff has worked with vendors to understand multiple needs in revitalizing the elevators in the garages such as:

Pit and Shaft Cleaning - Assists the elevator increasing life expectancy of the units and assures they are working well. (Oak Park River Forest Garage, The Avenue Garage, and The Holley Court Garage)

Interior Cab Cleaning - Improve visual appearance of the interior of the elevator cab by removing carpet squares and replacing with elevator grade finishes. (The Holley Court Garage)

Cab Body/Door Maintenance - The exterior appearance and operations of the elevator cab. (The Holley Court Garage)

Mechanics Modernization - The components of the elevators which become outdated or damaged overtime. This will help to sustain a longer life expectancy for these elevators. (The Holley Court Garage 2/3 elevators only)

### **Alternatives**

The alternative to this recommendation could be to delay action and go through the village RFP process.

### **Previous Board Action**

The Village Board approved Structural Repairs for the entire Avenue Garage and top level and lobbies of the Holley Court Garage on 06/18/2018.

### **Citizen Advisory Commission Action**

N/A

### **Anticipated Future Actions/Commitments**

In FY 2020, Village staff intends to bring forth a plan to modernize and enclose the Oak Park River Forest High School Elevator

### **Intergovernmental Cooperation Opportunities**

N/A

### **Performance Management (MAP) Alignment**

Parking and Mobility Services Division is scheduled to start MAP in the final phase.