
TO: CITY MANAGER **DATE:** 2009 FEBRUARY 11

FROM: MAJOR CIVIC BUILDING PROJECT
COORDINATION COMMITTEE

SUBJECT: CITY HALL – NORTH WING ELEVATOR REPLACEMENT PROJECT

PURPOSE: To obtain approval to bring down a Capital Reserves Expenditure Bylaw for the replacement of the existing lift in the North Wing of City Hall with a new elevator .

RECOMMENDATION:

1. **THAT** Council be requested to bring down a Capital Reserves Expenditure Bylaw in the amount of \$220,000 (inclusive of GST @ 5%) to finance the replacement of the existing lift in the North Wing of City Hall with a new elevator.

REPORT

1.0 BACKGROUND:

The existing lift in the North Wing of City Hall was installed several years ago to primarily assist people with disabilities in gaining access to the main floor. The lift has been the subject of numerous complaints from the public over the years in terms of its operation. The biggest issue pertains to having to keep constant pressure on the call button, both while waiting for the cab to arrive at your floor and while inside the cab with the lift moving to the destination floor. The lift has also required higher than normal maintenance in recent years due to mechanical issues.

In order to alleviate these concerns and improve service to the public, staff have explored the option of replacing the “lift” with a “conventional” elevator. This type of elevator will be much simpler for everyone to operate. The call buttons, both inside and outside the cab, operates like a typical conventional elevator with only a simple push of the button (no constant pressure required).

The installation of a conventional elevator will require renovations to the existing shaft in order to accommodate the new installation. The platform size of the new elevator will be 48” x 54” which is larger than the existing lift of 60” x 35”. The proposed elevator will be able to accommodate a motorized wheelchair and one other person, should assistance be required.

Another component of this upgrade involves the widening of the existing ramp at the rear delivery doors on the ground floor of City Hall. The widening of the ramp will facilitate the delivery of large items and equipment, which is currently very difficult to achieve due to poor clearances.

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2.0 BIDS RECEIVED:

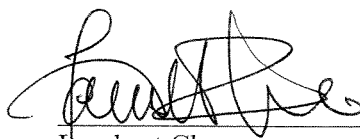
To ensure that the replacement elevator is installed in a timely fashion, the project was tendered in early January 2009 to pre-qualified general contractors through the City's Purchasing Department. On 2009 February 03, eight (8) bids were received.

The low bid in the amount of \$154,140 (inclusive of GST at 5%) is within the project budget and considered to be fair and reasonable for the scope of work to be performed.

3.0 FINANCING:

In order to proceed with this work, and in preparation for the award of a construction contract, it will be necessary for Council to bring down a Capital Reserves Expenditure Bylaw in the amount of \$220,000 (inclusive of GST 5%). This amount is comprised of the low bid price, a construction contingency, consulting fees and miscellaneous project costs.

Sufficient Capital Reserves are available to fund this work and are identified in the 2009-2013 Provisional Financial Plan. In order to proceed with this project, it is recommended that a Capital Reserves Expenditure Bylaw in the amount of \$220,000 (inclusive of GST at 5%) be brought forward to fund this work.



Lambert Chu
Chair, Major Civic Building
Project Coordination Committee



Basil Luksun
Director Planning & Building

TA:ap

cc: Deputy City Manager
Director Finance
City Solicitor
Purchasing Manager
Chief Building Inspector