

**CITY OF HOMER  
HOMER, ALASKA**

City Manager

**ORDINANCE 24-28**

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,  
AMENDING THE FY24 CAPITAL BUDGET BY ACCEPTING AND  
APPROPRIATING THE FY24 STATE OF ALASKA COMMUNITY  
ASSISTANCE PROGRAM PAYMENT IN THE AMOUNT OF \$146,261.39  
FOR THE CITY HALL ELEVATOR RECERTIFICATION.

WHEREAS, In FY24 the City of Homer received \$146,261.39 from the Community Assistance Program (CAP) which has not yet been accepted or appropriated; and

WHEREAS, The application for the FY24 Community Assistance Program funds indicated the City of Homer would generally designate those funds towards HERC; and

WHEREAS, Ultimately it is up to the Council as to where the funds are spent and we are not obligated by the State to follow the original application; and

WHEREAS, CAP Funds should be expended within the year they are received and not be allocated to building up reserves; and

WHEREAS, The City Hall elevator certification expires in August 2025 and the anticipated costs to make improvements to the existing elevator in order to continue using it in its current capacity is \$150,000.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. The Homer City Council hereby amends the FY24 Capital Budget by accepting the FY24 Community Assistance Program payment in the amount of \$146,261.39 as follows:

<u>Fund</u>	<u>Description</u>	<u>Amount</u>
151-xxxx	FY2024 Community Assistance Program	\$146,261.39

Section 2. The Homer City Council hereby amends the FY24 Capital Budget by appropriating the FY24 Community Assistance Program payment in the amount of \$146,261.39 as follows:

<u>Fund</u>	<u>Description</u>	<u>Amount</u>
151-xxxx	City Hall Elevator Recertification	\$146,261.39

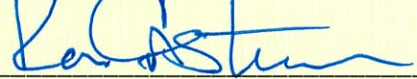


Section 3. This appropriation is intended to pay for the aforementioned item previously included in the FY24/25 Mid-Biennium Capital Budget Adjustments under General Fund CARMA.

Section 4. This ordinance is a budget ordinance only, is not permanent in nature and shall not be codified.

ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this 2<sup>nd</sup> day of July, 2024

CITY OF HOMER

  
KEN CASTNER, MAYOR

ATTEST:

  
RENEE KRAUSE, MMC, ACTING CITY CLERK



YES: 6  
NO: 0  
ABSTAIN: 0  
ABSENT: 0

First Reading: 6/10/24  
Public Hearing: 6/17/24  
Second Reading: 7/01/24  
Effective Date: 7/02/24



# MEMORANDUM

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**Ordinance 24-28, An Ordinance of the City Council of Homer, Alaska, Amending the FY24 Capital Budget by Accepting and Appropriating the FY24 State of Alaska Community Assistance Program Payment in the Amount of \$146,261.39 for the City Hall Elevator Recertification. City Manager.**

**Item Type:** Backup Memorandum  
**Prepared For:** Mayor Castner and City Council  
**Date:** June 26, 2024  
**From:** Daniel Kort, Public Works Director  
**Through:** Melissa Jacobsen, Acting City Manager

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**Summary:**

Appropriation of Funds from the FY24 State of Alaska Community Assistance Program Payment for the Upgrades to the City Hall Elevator for Recertification (Ordinance 24-28).

**Background:**

Late during the budgeting process, staff brought forward the fact that the elevator in City Hall is in need of upgrades for a number of reasons.

First of all, the elevator is out of compliance with new regulations and requires improvements to bring it back into code compliance. The company who does the annual inspection and certification informed the City of Homer (City) that the elevator would be able to be certified during the next inspection in August of 2024, however it would not be certifiable in August of 2025 without the improvements.

The second issue is many of the mechanical components within the elevator system are either obsolete or parts are no longer available because more modern improvements have replaced the components. Therefore, a minor component failure in the coming years could shutdown elevator operation without advanced notice.

The third issue is the service life of an elevator is typically 20-years and the company who conducts this annual inspection and certification has indicated this elevator is well beyond this projected service life.

The Public Works Department (PWD) added this Capital Project to the mid-biennium budget.

## **Project Details:**

The project will include nearly a complete rebuild of nearly all of the elevator components by the Contractor TK Elevator Corporation (TKE) (with the exception of the car, and shaft) and will include the following components:

### **Controller**

- TAC 32 Controller (Includes Options listed below)
  - 24 VDC Signal Voltage
  - Auto Light and Fan Feature
  - Car Independent Service
  - Car Traveling Lantern Circuitry
  - Door Bypass Operation
  - Electronic Door Detector Interface
  - Hoistway Access and Enable
  - THY Board
- Seismic Features
- Solid State Starters (6 or 12 leads) 208 VAC
- Battery Lowering in Controller
- Viscosity Control (Required over 150 FPM)
- eMax Monitoring Device Provisions

### **Power Unit**

- 5-gallon drum of Biodegradable oil (Citgo NZ)
- 55-gallon drum of Biodegradable oil (Citgo NZ)
- EP-60 Power Unit (Submersible)
- Seismic Requirements for EP units
- 2" Shutoff Valve Kit (Pump)
- Overspeed Valve Kit for 2" (less than 150 GPM)
- Viscosity Control (Required over 150 FPM)

### **Jack**

- Pipe Stands

### **Car**

- Retainer Plates for Seismic (T Rails) for TKE or Elscos guides only
- Guide shoe mounting plates (set of 4 - only with shoe purchase from TKE)
- 4" Car roller guides (set of 4) (spring loaded)
- 21" Toe guard
- Fan: Two Speed

- 5 Pin Lock with electric contact for Car Top Exit
- Cab Wiring Material (200MK1)

### **Hoistway**

- HN Boxes (per each 2 cars, grouped)
- Steel Tape with Mounting hardware, Selector and magnets (terminal limits included)
- Hoistway Duct Kit
- TAC 32 Field Friendly Wiring Package Includes single traveling cable, hoistway wiring, interlock wiring, interlock connectors, and serial wiring.

### **Pit**

- 2" Shutoff Valve Kit (Pit)
- Pit Stop Switch
- Pit Ladder 16" Wide

### **Cab (reuse existing – see Value Engineer Alternates for upgrade options)**

### **Door Equipment**

- Micro Light (Front)
- Front Door Operator (SSSS) Additional Lead Time
- LD-16 Plus Drive Only (FRONT)
  - includes Car Top Inspection station (w/ alarm signal)

### **Car Fixtures**

- Main Car Station Includes Options Below
  - Applied Panel
- Vandal Resistant Floor Buttons
- Panel Screws
- Debranded Car Station (No Logo)
- Cast Braille Plates for Car Features
- Standard Key Switch Package
  - Fan
  - Light
  - Independent
  - Stop
  - Inspection/Hoistway Enable)
- Emergency Light mounted in COP
- 2004 and later Fire Service Phase II Features (includes instructions signage)
- Handicap Signal (Passing signal)
- Position Indicator (2" CE Segmented)

- ADA Phone System integral with COP (Rath)
- Speaker Pattern for Intercom System/ADA Phone
- No Smoking (Verbiage Engraved on COP)
- Locked Service Cabinet
- Certificate Window
- Default Engravings
- GFI Outlet
- #4 Stainless Steel Finish (441)
- Emergency Light Test Button/Keyswitch
- TAC Serial Boards (Main)
- Car Riding Lantern (Standard) #4 S/S (441)

### **Hall Fixtures**

- Serial Boards for Hoistway Access
- Fire Service Phase I Key Switch
- Fire Service Phase I Engraved Instructions
- Hoistway Access Switch (in Hall Station)
- Hoistway Jamb Braille (Pair of Standard) (# of Floors)
- Car Identification Plate (Pair)
- Terminal Hall Stations (Surface Mounted) with
  - Appendix O (Polycarbonate insert flame)
  - Fusion (#4 S/S (304))
- 2009 & 2010 Elevator Communications Failure add
- Serial Boards for Front Risers
- TAC Serial Boards, Base Charge
- Terminal Hall Stations (Surface Mounted) with
  - Appendix O (Polycarbonate insert flame)
  - Fusion (#4 S/S (304))

### **Value Engineering Opportunities & Alternatives**

- 80/20 Payment Terms Discount -\$1,500
- 90/10 Payment Terms Discount -\$2,500
- 100/0 Payment Terms Discount -\$3,500
- Cab Interior Upgrade \$17,500

This proposal provides for a nearly new elevator without actually conducting a complete demolition and rebuild of the elevator. For an existing structure like City Hall, this is the most efficient means of upgrading or replacing an elevator. A complete demolition and replacement of an elevator like City Hall's is likely to cost approximately \$300,000 to \$500,000. The Municipality of Anchorage has

recently done an upgrade of a freight elevator with two bids received; one at \$458,000, and the second bid at \$615,217.

The proposal from TKE was for a total proposal price of \$129,838.97 with the caveat that it does not include costs for Electrical upgrades required by State Inspector, Fire Alarm improvements, and General Contractor Building improvements to accommodate the improvements. The PWD budgeted for \$150,000 with the hopes that this would cover the unknown project costs during the budgeting process. The PWD has continued to work on refining these costs with the expectation the project was still moving forward. City Hall does not have a building wide fire detection system, and has learned that the elevator could be upgraded with a "Stand Alone" fire alarm panel which saves the City from having to retrofit the entire building with a fire detection system saving the City over \$100,000. During conversations, TKE referenced a similar project which did require the building wide fire detection system at a cost of over \$170,000. An order of magnitude cost estimate for the Fire Alarm was estimated to be approximately \$10,000 to \$15,000. There are too many unknowns at this time to determine the potential electrical or building improvements. Based upon their experience, the contractor advised the City to budget for approximately 20% to 30% additional of the project cost of \$129,838.97 to account for the unknown factors as well as inflationary effects for parts since the lead time is nearly a year for some components. A 20% factor applied to the proposal price of \$129,838.97 equals \$155,806.76 which is roughly in line with the proposed budget of \$150,000.

**Recommendation:**

Therefore, the Public Works Department is requesting the appropriation of funds from the FY24 State of Alaska Community Assistance Program Payment in the amount of \$146,261.39 for the Upgrades to the City Hall Elevator for Recertification (Ordinance 24-28).