

ITEM # 10
DATE: August 26, 2008

COUNCIL ACTION FORM

SUBJECT: AMENDING THE FY 2008/09 LIBRARY CAPITAL IMPROVEMENTS PLAN (CIP) TO PROVIDE FUNDING FOR REPAIR AND UPGRADE TO THE ELEVATOR

BACKGROUND:

Over the past year and a half, numerous incidents have occurred in which the elevator at the Ames Public Library has broken down. At least five persons have been stuck in it for a period of time during these incidents. Several of these failures have required responses by the Ames Fire Department. There have also been issues with the floor leveling function, and coordination of the door closure and the movement of the elevator compartment. The latter problem has been responsible for one injury requiring medical attention.

After each of the incidents of trouble with the elevator, Schumacher Elevator Company has attempted to repair the elevator. These repeated service calls have been unable to resolve the malfunctions through work on the existing elevator equipment. Rather surprisingly, the elevator has passed a number of inspections made at the Library's request. The elevator has not been upgraded since its installation in 1985.

Included in the approved FY 2008/09 CIP is \$180,000 for replacement of the air chiller system. Components of the air conditioning system have been replaced due to failures during the past year, and approximately \$145,000 of that project has not been spent. On August 12, the City Council approved the use of approximately \$6,000 of these funds to complete the video surveillance project. This leaves a balance of \$139,000 in this project budget.

The cost of this work to replace the current electronics and upgrade the elevator is anticipated to be \$38,263.38, according to quotes received by the Library staff. The remaining \$139,000 in the air conditioning replacement project will not be spent at this time, and the Library Board has determined that it is prudent to delay any further work on the system until any future modifications to the current building have been studied. The Library Board is asking City Council to amend the FY 2008/09 CIP to allow for a portion of the unspent air conditioning funding to be used for the elevator equipment replacement. An appropriate budget amendment will be submitted during the budget preparation process to formalize this change.

The City Council is not being asked to approve the contracts for the work as that has been done by the Library Board of Trustees.

ALTERNATIVES:

1. The City Council may approve an amendment to the 2008/09 Library CIP to allow for the use of \$38,293.38 in unspent air conditioning project funding for the repair of the Library's elevator.
2. The City Council may reject this request and direct staff to explore other options.

MANAGER'S RECOMMENDED ACTION:

The current Library elevator is experiencing numerous problems which have resulted in at least one injury requiring medical attention. Efforts to repair the current equipment have not been successful. The Library Board of Trustees has approved the replacement and upgrade of the elevator components. At this time, the City Council is being asked to allow for an amendment to the 2008/09 budget to cover the costs of this replacement.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the amendment to the 2008/09 Library CIP.