



WILDWOOD

Administration and Public Works Committee

September 5, 2023 Meeting

Elevator Repair Update

Overview

The Department wanted to provide an update regarding the repair of the elevator within the Wildwood Municipal Building. The elevator within the Wildwood Municipal Building has been out of service since February 1, 2023. Both the City and TK Elevator, the City's current elevator maintenance vendor, believe that the controller drive was damaged beyond repair due to two power outages caused by Ameren on that day. In response to the situation, the City promptly sought assistance from TK Elevator, who conducted a thorough inspection and concluded that the elevator's controller drive needed to be replaced.

Originally, TK Elevator quoted the City \$63,727.21 to furnish and install a new controller drive within the elevator unit. However, this amount exceeds the purchasing power of the Interim City Administrator, which is limited to \$10,000.00. Consequently, the City published an RFP on May 15, 2023, in order to obtain competitive proposals from potential vendors. Unfortunately, most vendors were unwilling to submit a proposal for the repair. The City ended up receiving only one proposal. The proposal was submitted by TK Elevator. Their proposal estimated the cost of repairing the controller drive at \$53,061.62. The Administration and Public Works Committee recommended, and the City Council approved, the selection of TK Elevator to repair the elevator's controller drive.

On Friday, August 18, 2023, TK Elevator removed the elevator's controller drive. TK Elevator has sent the controller drive to Schindler. Schindler made the elevator at City Hall, so Schindler is the only entity that has the parts to repair its controller drive. TK Elevator expects that it will take a few weeks for Schindler to repair the controller drive. After obtaining the restored controller drive, TK Elevator will return to City Hall to reinstall it in the elevator shaft. Thorough testing will be carried out to verify the proper functioning of the controller drive, as well as a comprehensive evaluation of the entire elevator to confirm its complete operational status.

Insurance Coverage

In an effort to explore possible coverage for this repair, the Department reached out to the City's insurance carrier to determine if the malfunction caused by the Ameren power outage is eligible for compensation. At present, the insurance carrier is still examining the case, and if the claim is accepted, the City will only be responsible for a \$5,000.00 deductible. The City's insurance carrier is working with TK Elevator to confirm that the controller drive was damaged due to a power outage. This investigation is ongoing, and the Department will update the City Council once a determination has been made.

Conclusion

Having a functional elevator at the Wildwood Municipal Building holds significant importance for various reasons. First and foremost, it ensures accessibility for all members of the community. This accessibility is not only a matter of convenience but also a legal requirement under various accessibility regulations and codes, such as the Americans with Disabilities Act (ADA). Additionally, a working elevator at City Hall contributes to the efficient and seamless operation of government services. It enables residents, employees, and visitors to move within the building more easily, fostering a more inclusive and productive environment. Furthermore, the Department has been diligently working to ensure the timely restoration of elevator services at City Hall.

This effort reflects the Department's commitment to ensuring that City Hall remains a welcoming and functional hub for government affairs. It's worth noting that the City is moving forward with these restoration efforts even while the insurance company continues to investigate our claim. The City is committed to upholding its legal obligations to provide accessible facilities. Overall, the availability of a functioning elevator at City Hall plays a crucial role in upholding accessibility, efficiency, and the overall functionality of City Hall, benefiting both residents and government operations alike.