



*At the Heart of Community*

PUBLIC WORKS DEPARTMENT

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## MEMORANDUM

**Date:** April 25, 2018  
**To:** Ray Keller, Village Manager *RK*  
**From:** Michael J. Brown, Director of Public Works  
**Subject:** Paulus Park Barn ADA Accessibility Lift

**Issue:** The electronic circuitry of the wheelchair lift at the Paulus Park Barn has failed rendering the lift inoperable. Due to the high volume of Public use with the Park and Recreation programs, an accessibility lift is mandatory to provide safe access between the first and second floors of the Park Barn.

**Background:** The lift was installed in the early 1990s as required by the Illinois Accessibility Code. Over the last few years, the lift has required several repairs to the electronics and other failing mechanical components. During the diagnosis of the current failure, Staff found that replacement components are no longer available, leaving the lift inoperable for public use.

**2014-2019 Strategic Plan:** This agenda item is consistent with the following Goals and Objectives of the Strategic Plan.

- Goal #3 – Infrastructure: *Preparing a Formalized Municipal Facility Maintenance Plan.*
- Goal #3 – Infrastructure: *Identify and Resolve Outstanding Concerns with Village Owned Properties*

**Analysis:** Due to the age, condition, and inability to acquire replacement components for the current unit, staff has reviewed various options and determined that a full replacement of the lift is in the best interest of the Village at this time. Staff has solicited three (3) proposals to replace the current lift using the existing structure. The lift meets the requirements to be funded through the Special Recreation Fund as a fully compliant ADA accessibility lift.

Below is a list of the three proposals secured by Village Staff

Suburban Elevator	\$40,700.00
Extended Home Living Services, INC. (EHLS)	\$40,900.00
Great Lakes Elevator Service, INC.	\$49,215.00

The bids exceed \$25,000, which is the threshold for requiring a formal bidding process. The three bids demonstrate the Village's effort to secure competitive prices beyond the formal bidding process, which may be waived to accept the lowest bid by Suburban Elevator.

**Recommendation:** Award a contract for the removal and replacement of the Paulus Park Barn ADA lift in an amount of \$40,700.00 to Suburban Elevator of East Dundee, Illinois. Total project expenditure including five (5) five percent contingency not to exceed \$42,735.00

**W/Attachments:**

1. Suburban Elevator Proposal



# SUBURBAN ELEVATOR

PREMIUM TRANSPORTATION SOLUTION

## Proposal For Lake Zurich Park District 200 Rand Rd. Lake Zurich, IL

4/16/2018

Lake Zurich Park District  
200 Rand Rd.  
Lake Zurich, IL 60047

Prepared by:  
Terry Grunewald  
847-754-7469

Suburban Elevator Company proposes to furnish the necessary material and labor to perform the following work on your lift at the above subject building:

Furnish and Install: One (1) Hydraulic Wheelchair Lift

Classification:	Passenger
Manufacturer:	Savaria
Model:	V-1504
Number of Stops:	2
Number of Openings:	2 Front, 0 Rear
Total Travel:	160-165"±
Capacity:	750 lbs#
Speed:	20 FPM
Color:	TBD
Platform Size:	36" x 54"
Cab Wall Height:	24 1/2"

### Included in Proposal

Emergency stop alarm buzzer	Top landing removal of existing door
Wireless ADA phone system	Bottom landing removal of existing door
All controls/both landings/platform keyed	Existing emergency lighting to be used
2-Automatic power door openers	Utilize existing telephone line
2-Fire "B" rated doors	Platform Grab Rail
Removal of existing unit	Scope of work-attachment "B" attached
Furnish and install feeder junction box	ALL ELECTRICAL WORK IS INCLUDED

### Warranty Information

- 3 Years on all parts Warranty
- 1 Year Labor Warranty
- 1 Year Preventative Maintenance
- See attachment "B"

Quote is based on Specifications

If machine room is located remotely and not adjacent to hoistway ADD \$175 per foot from middle of hoistway to middle of machine room.

\*\*Proper rail bracket supports installed by others. If not properly installed, a charge of \$500.00 per missed bracket will be applied to the contract.



**\*\*One inspection is included in the contract. If re-inspection is required, add \$600.00 per elevator, plus any re-inspection fees.**

**\*\*If Suburban Elevator is delayed and must demobilize, add \$900.00.**

**\*\*All permits**

**Suburban Elevator will provide all above mentioned work, labor and material for the cost of \$40,700.00. Per Elevator.**

### **Terms and Conditions**

Unless this proposal is accepted within sixty days from date, it shall be considered automatically withdrawn.

All material and work guaranteed to be first class in every particular, but the company shall not be held responsible for work done, apparatus furnished or repairs made by others, nor for the conditions of any part not furnished under this proposal.

The company shall not, in any event, be held responsible or liable for any loss, damage, detention, or delay caused by fire, floods, strikes, nor any other cause beyond its control, nor in any event for consequential damages.

Unless otherwise agreed, it is understood that the work shall be done during regular working hours of regular working days. If overtime work is mutually agreed upon and performed, the additional price for such overtime work usually charged by the company shall be added to the contract price named above. The company reserves reconstruction of invoices for this purpose.

It is expressly understood, in consideration of our performance of the service enumerated herein at the price stated, that nothing in this agreement shall be construed to mean that the company or its employees shall have responsibility for or that the purchasers responsibility for accidents to persons riding or being in or about the elevators referred to is in no way effected by this agreement. Barricades must be provided and maintained by others.

Should damage occur to the company's material or work on the premises by fire, theft, or otherwise, if not the not the company's fault, the purchaser is to compensate us therefore. Additionally, the purchaser agrees to provide a safe working environment for the performance of this work. The company reserves the right to discontinue the work in the building should this provision be violated.

It is agreed that all the apparatus furnished hereunder can be removed without material injury to the freehold, and the company retains title thereto until final payment in cash is made, with the right to retake possession of the same or any part thereof at purchasers cost if default is made by the purchaser in any of the payments, irrespective of the manner of attachments to the realty, the acceptance of notes, extension of time for payments, or the sale, mortgages, or lease of the premises.

We hereby guarantee the material and workmanship of ONLY the apparatus furnished by the company under this contract, and the company will make good any defects not due to ordinary wear and tear or to improper use or care does not guarantee any minimum volume of sound or noise (electrical or audible) produced by the equipment.



# SUBURBAN ELEVATOR

## PREMIUM TRANSPORTATION SOLUTION

Payment shall be made pro-rata per elevator as follows: 30% upon acceptance, 30% upon delivery of equipment, 30% upon completion, and balance of 10% due 30 days after completion of the final elevator and a meeting to ensure you are satisfied with the work performed.

Payments not received after 60 days shall be considered a breach of contract and the company may terminate this agreement giving 15 days notice. The purchaser agrees to pay all cost incurred to collect past due accounts not limited to legal fees, collection fees and interest.

The purchaser agrees to pay, as an addition to the price herein quoted, the amount of any tax based upon transfer, use, ownership, or possession of the equipment imposed by any law enacted after the date of this proposal or imposed upon the purchase or company by any existing law.

It is expressly agreed that there are no promises, agreements, or understandings outside of this contract, and that no change in, or addition to the terms or provisions hereof shall be made, except with the written consent of both the company and the purchaser.

All salvage rights for equipment disconnected, replaced, or removed shall belong to the company.

All provisions of this contract, including but not limited to those dealing with payment and possession, are binding against the owner of subject building and/or the herein named purchaser.

Hole to be drilled outside. Extra charge for drilling through rock or other foreign material.

Purchaser must provide (if necessary) phone line, smoke sensors, shunt trip breakers, legal machine room and legal hoistway.

Proper rail brackets supports must be installed by others. If not properly installed a charge of \$500.00 per missed bracket can be applied to contract.

One inspection is included in contract. If re-inspection is required, a charge of \$600.00 per elevator, per inspection can be applied to contract.

Respectfully Submitted,

Suburban Elevator Company

By \_\_\_\_\_  
Terry Grunewald

Accepted

By \_\_\_\_\_

Title \_\_\_\_\_

Date \_\_\_\_\_



## Attachment "B" SUBURBAN ELEVATOR/RAE LIFTS

### Scope Of Work

#### Vertical Wheelchair Lift Installed In Drywall Or Masonry Enclosure/Shafts

- A. The General Contractor is providing the wheelchair lift enclosure/shaft. Some of the shaft must be completed prior to lift installation in order to fasten the lift to the wall and floor. The shaft must remain open at the floor level that will be used to deliver the Wheelchair Lift tower. Contact RAE LIFTS to determine which level will be used. At that level, the shaft way wall that incorporates the door system needs to be left open the full width of the shaft, and to the ceiling above.
- B. The wall that the machine housing is attached to must be completed prior to the installation. The enclosure is to be of stud/drywall construction. This wall should be drywalled and taped prior to the arrival of the wheelchair lift. It also must have solid backing behind the drywall, see shop drawings for placement.
- C. A lift can either be installed on grade or in a pit/recess.
  - a. If a pit/recess is used, it must be 3" deep.
  - b. If the wheelchair lift is to be installed on grade, the platform will require a permanent ramp at the lower level. This ramp can be provided by RAE LIFTS for an additional cost. The responsibility for this ramp is the General Contractor's.
  - c. Floor or pit/recess surface must be smooth, solid and level.

#### Doors/Gate Installation

##### Fire rated door units in masonry or stud enclosures [Type 3]

- A. RAE LIFTS is providing a "B" label fire rated door unit for this installation. The unit includes the frame, hinges, hydraulic door closer, door interlock and associated dead latch.
- B. The face of the door and the frame must be installed flush with the inside shaft wall to meet code requirements. The frame is similar to other hollow metal frames and is installed in a standard manner with an additional sheet of drywall applied to make the frame flush.
- C. Installation of the entire door unit, including the mechanical attachment to the surrounding work of the piping of the 24v wiring to the frame is by the General Contractor.
- D. See attachment "C" for door drawing and specs.

#### Electrical Wiring

Code requires all wiring to be installed by a licensed electrical contractor.

- A. Final hook-up of 115v wiring from the building source to the fused disconnect in the enclosure/shaft to the machine housing block is by RAE LIFTS. Piping and pulling of wire by others.
- B. Final wiring hook-up of all 24v wiring from landing call/send controls, gate/door interlocks to machine housing terminal block is the responsibility of RAE LIFTS. Piping and pulling of wire by others.
- C. RAE lifts will provide electrical wiring diagrams and instructions upon delivery.
- D. Necessary main lighting and emergency lighting over the lift area is by others.
- E. All necessary permits and fees are by others.

#### Special Code Requirements

1. The code authority covering this installation site requires that a battery back-up light system be installed in or above the wheelchair lift shaft/enclosure. This light installation is by the general contractor. RAE to use existing back-up lighting.
2. The code authority requires that a telephone be installed on the wheelchair platform. RAE LIFTS is providing an ADA Cell telephone system. It is the responsibility of the General Contractor to provide dedicated telephone service for the platform and connect the same.
3. The code authority requires that a heavy duty fused disconnect be provided in the shaft approximately 36" above the lower level floor. RAE to use existing disconnect.

#### Use of Wheelchair Lift Prior to Inspection

1. It is illegal for anyone to use the wheelchair lift prior to inspection for any purpose after it has been installed, other than that required to finish installation. If the wheelchair lift is used for any other purpose, RAE LIFTS reserves the right to cancel the warranty of the lift and the General Contractor and owner may be subject to a penalty from local authority.
2. When all work at the lift installation has been completed, please call RAE LIFTS at 844-283-0019 to arrange for the final inspection of the lift by local authority.
3. RAE LIFTS will be glad to answer any technical questions you may have during construction.

#### Installation

1. Installation can take place after the building is secure and permanent power is installed.
2. General Contractor is to provide an attachment point for RAE LIFTS temporary chain hoist above the area.
3. General Contractor to provide clear, level path to installation site.
  - a. If extra manpower, site modifications or equipment are required to install the lift due to site conditions, (i.e. stairs, elevated levels from entry grade, etc.) the General Contractor will provide extra manpower at no cost to RAE LIFTS.

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_ Date: \_\_\_\_\_