

Memorandum



CITY OF DALLAS

DATE June 12, 2024

TO Honorable Mayor and Members of the City Council

SUBJECT **June 26, 2024, Upcoming Agenda Item, Hall Arts Garage elevators emergency repairs and modernization**

On June 26, 2024, the City Council will consider an item related to emergency repairs and modernization to the four elevators located at the Hall Arts Garage.

The Hall Arts Garage, owned by the City of Dallas and operated by Hall Arts Group pursuant to a sublease agreement dated January 23, 1986, and amended March 31, 2009, is an underground parking facility that serves the Meyerson Symphony Center, as well as Dallas Arts District's performance venues, restaurants, businesses, and visitors. The seven-level garage offers 450 parking spaces that are available for public use on an hourly, daily, and monthly basis.

The garage is served by four elevators which were installed in 1987 and are now 37 years old. Currently, three of the four elevators are completely inoperable, and the single functioning elevator began experiencing mechanical issues in December of last year. Repair attempts have failed to prove beneficial, with entrapments occurring on a frequent basis.

In order to preserve public safety and to provide users of city-owned property with safe and functional elevators, in January of 2024, BSD solicited and received three repair and modernization proposals from multiple DFW elevator repair companies. These proposals included separate alternatives for repair and modernization cost. After internal evaluations, it was determined by City staff that the cost-benefit of modernization was greater than opting for the repair effort, which could not provide any long-term confidence that additional issues would not arise.

As this was considered an emergency repair, and in accordance with the emergency procurement procedures outlined in Administrative Directive 4-05, BSD authorized K & M, LLC, the lowest responsible bidder of the three, to immediately begin the modernization work.

Work on the three inoperable elevators is scheduled to begin on June 17, 2024, with an estimated duration of 28 weeks, completing the project on or about December 30, 2024.

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Should you have any questions or require any additional information, please contact John Johnson, Director of the Building Services Department at john.johnson2@dallas.gov or 214-670-0196.

Service First, Now!



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