

RESOLUTION 2020-086

PASSED: JULY 27, 2020

AUTHORIZING A FUNDING REQUEST FROM BARB CITY MANOR FOR THE INSTALLATION OF A NEW ELEVATOR SYSTEM AT 680 HAISH BOULEVARD, DEKALB, ILLINOIS.

WHEREAS, the City of DeKalb (the "City") is a home rule unit pursuant to Article VII, Section 6(a) of the 1970 Illinois Constitution and may exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, the City is the owner of property located at 680 Haish Boulevard, which is the location of the Barb City Manor retirement home facility; and

WHEREAS, Barb City Manor has requested approved from the City to make improvements to the elevator system located at 680 Haish Boulevard; now

THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL of the City of DeKalb, Illinois as follows:

SECTION 1. That the Mayor and City Council of the City of DeKalb, Illinois hereby authorize a commitment of \$50,000 in the year 2020 and \$50,000 in the year 2021 to Barb City Manor for the modernization of the building's elevator system.

SECTION 2: That the City Clerk or the Executive Assistant of the City of DeKalb, Illinois be authorized and directed to attest the Mayor's signature and shall be effective thereupon.

PASSED BY THE CITY COUNCIL of the City of DeKalb, Illinois, at a Regular meeting thereof held on the 27th day of July 2020 and approved by me as Mayor on the same day. Passed by a 7-0-1 roll call vote. Aye: Morris, Finucane, Smith, McAdams, Verbic, Faivre, Mayor Smith. Nay: None. Absent: Perkins.

ATTEST:



RUTH A. SCOTT, Executive Assistant



JERRY SMITH, Mayor



July 2, 2020

Bill Nicklas, City Manager
City of DeKalb
164 E. Lincoln Hwy.
DeKalb, IL 60115

Dear Bill,

On behalf of the residents of Barb City Manor and the BCM, Inc., Board of Directors, I want to thank you for the City of DeKalb's steadfast support of Barb City Manor Retirement Home. Barb City Manor remains a very affordable, comfortable, and secure home for the senior citizens of our community. The financial support the City of DeKalb provides each year helps us fulfill our mission to offer a safe and healthy retirement option to these seniors.

Barb City Manor's two main elevators were installed in 1960 when the new addition to the DeKalb Public Hospital building was constructed. These Montgomery traction elevators are now obsolete, and parts are no longer available. The cost estimate to modernize the dual traction system or install new hydraulic elevators is \$500,000.

The BCM, Inc., Board of Directors hired elevator consultants Stuard & Associates to evaluate the elevators and make a recommendation as to the best course of action. The BCM, Inc., Building & Grounds Committee met with the consultant to discuss the pros and cons of the traction and hydraulic systems. The consultant indicated that the traction system is superior to the hydraulic system. I have attached the minutes of that meeting for your information.

The BCM, Inc., Board of Directors is requesting City Council's approval to move forward with modernization of the dual traction elevator system. The board is also asking for approval to use the City of DeKalb funds that are allocated for BCM building projects in 2020 and 2021 for this project (\$50,000 per year, \$100,000 total). BCM plans to solicit grant funds for this project as well.

Please contact me if you have any questions about this request. Thank you for your assistance.

Sincerely,

Maureen Gerrity, Administrator
BARB CITY MANOR, INC.

AGENDA ITEM IV
Building & Grounds Minutes

BARB CITY MANOR, INC.
680 Haish Boulevard
DeKalb, Illinois 60115

MINUTES OF BARB CITY MANOR, INC., SPECIAL VIRTUAL BUILDING & GROUNDS COMMITTEE MEETING HELD AT BARB CITY MANOR, 680 HAISH BLVD., DEKALB, IL, ON FRIDAY, JUNE 12, 2020.

PRESENT: D. Hickey, B. Scholl, J. Stubinger, T. Thaden; Staff: S. Davis, M. Gerrity;
Guests: Architect D. Whitmore, Elevator Consultant Tony Stuard.

The Zoom meeting was called to order at 10:00 am. by Chair Bill Scholl.

BUILDING

1. Montgomery Elevators: Steve Irving gave us an estimate of \$542,839.59 to replace the traction elevators with hydraulic elevators. Maureen contacted Tony Stuard to discuss this. Tony shared his concerns about hydraulic elevators. Tony was not available for the regular meeting of the Building & Grounds Committee. This special meeting was scheduled so the committee members could ask questions about the traction vs. hydraulic elevators.

Elevator Consultant Tony Stuard said hydraulic elevators are slower and much less efficient than traction elevators because of changes in power distribution as they speed up and slow down. This will mean longer wait times for residents. They are also messy and smelly. They are driven by oil pressure and are extremely dangerous to work on because of the risk of them falling if there is a drop in oil pressure. Traction elevators are held in place by cables, so that is not as likely to happen.

The hydraulic elevators in the Irving quote utilize a telescoping pole, so they do not require digging a hole. (The cost to drill a hole for a solid pole would be \$40,000). The downside of the holeless pole is that it is controlled by two pistons on each side of the pole. The pistons get out of sync over time and need to be re-timed. The oil tanks would either be in the elevator pit or in the machine room above the elevator shaft, with lines running to the elevator cars. Don reminded us that we have had water in the elevator pit on a few occasions. The floor of the pit is level with the crawl space.

There would be quite a bit of demolition work needed to remove the traction elevators before installing the hydraulic cars. This would clutter up the hallways around the elevators and create a bigger mess for a longer period of time vs. upgrading the traction system.

If we choose to upgrade the traction elevators, all work would be done in the elevator shaft. We would keep the cab frames and rails – they will last the life of the building. The cab doors and cab fronts will be changed. The electrical and technological upgrades to the traction system would give us 20 – 25 years of service, which is the current elevator life expectancy in the

industry. Tony advocates using nonproprietary equipment so anyone can work on them and order parts when needed. There would be a warranty in place initially. Once that expires, we would solicit proposals for a maintenance agreement.

The motors and drive machine assembly will be new. Parts will be solid state, so there will be minimal heat distribution. If wiring needs to be replaced, we will be able to use the same "footprint" that is currently in place. The circuitry to the lights will be upgraded if needed. We will need an electrical consultant to survey the wiring and make sure that the electrical source for the elevators is dedicated. Don Whitmore recommended AEA.

The controls for the traction elevators would be in the machine room. A portable A/C unit could be used to keep the room cool in the summer (must be under 104 degrees). A portable heater could be used in the winter if needed (temp must be above 50 degrees).

Irving estimated that replacing the traction elevators with hydraulic elevators would take four months. Tony expects upgrading the traction elevators to take about the same amount of time. Overall, Tony believes the hydraulic system is inferior to the traction system. Don Whitmore agreed with this assessment. Don believes we should stick with the traction system.

Once we have the drawings from the electrical consultant, Tony said he could get the project specs done in about 30 days.

After Tony Stuard left the meeting, committee members discussed the two systems. The consensus was that we should move forward with modernization of the traction elevators.

Motion: To move forward with plan documents for modernization of the traction elevators. T. Thaden/J. Stubinger. All aye.

The meeting adjourned at 11:00 am.

Respectfully Submitted
Maureen Gerrity, Administrator