




Office of the City Manager

CONSENT CALENDAR
June 10, 2014

To: Honorable Mayor and Members of the City Council
 From:  Christine Daniel, City Manager
 Submitted by: Andrew Clough, Director, Public Works
 Subject: Contract: ThyssenKrupp Elevator Americas for Citywide Elevator and Lift Maintenance and Repair

RECOMMENDATION

Adopt a Resolution authorizing the City Manager to execute a contract and any amendments with ThyssenKrupp Elevator Americas for Citywide elevator and lift maintenance and repair in an amount not to exceed \$1,140,000 for the period July 1, 2014 through June 30, 2019 with options for two 2-year extensions.

FISCAL IMPACTS OF RECOMMENDATION

There are two components to the citywide elevator and lift maintenance contract. The first component is routine maintenance and servicing required for each of 29 elevators located in 17 locations within the City. The second component is for emergency repairs and vandalism. Other non-routine services are to decommission any elevators that must be removed from service.

Funding is subject to appropriation in the FY 2015 through FY 2019 budgets in various Funds, and for the estimated amounts for the 5-year contract, as listed below:

Health (General) State (Fund 055)	\$4,500
Parks, Recreation and Waterfront (Fund 450)	\$22,000
General Fund/Animal Care Services (Fund 010)	\$19,000
Library (Fund 301)	\$145,000
General Fund/Building Maintenance (010)	\$21,000
Off Street Parking/Oxford Garage (Fund 835)	\$54,000
Off Street Parking/Center St Garage (Fund 835)	\$94,000
Off Street Parking/Sather Gate Garage (Fund 835)....	\$130,000
Equipment Maintenance/Replacement (Fund 865)	\$14,000
Building Maintenance/1947 Center St (Fund 850)	\$150,000
Building Maintenance (Fund 866)	\$270,000
Total Routine Scheduled Expenditures	\$940,000
Emergency repair, theft and vandalism reserve	<u>\$200,000</u>
Total Routine and Emergency Expenditures	\$1,140,000

The emergency repair amount is based on past contracts for servicing, but this funding would only be encumbered as needed during the contract period.

The Contract Management System number for this contract is CMS No. ULW8L.

CURRENT SITUATION AND ITS EFFECTS

The City operates 29 elevators in 17 locations, made by several different manufacturers. This contract will consolidate all elevator maintenance work under an umbrella agreement. The current maintenance contract for City elevators expires June 30, 2014. On April 1, 2014, the City issued a Request for Proposals (Specification No. 14-10847-C), sending it to 18 vendors, and conducted a mandatory walkthrough of all elevator and lift sites on April 22, 2014. A representative from ThyssenKrupp Elevator Americas attended the walkthrough, and ThyssenKrupp submitted a proposal. Public Works and Finance – General Services staff deemed the proposal to be complete and acceptable, and recommends executing a contract with this company.

BACKGROUND

The City must comply with California Code of Regulations Title 8, Chapter 4. AMSE A17.1 and local code testing requirements related to safe elevator maintenance and operations. Since 2003, the City has contracted with a vendor for elevator maintenance and emergency repairs.

ENVIRONMENTAL SUSTAINABILITY

There are no identifiable environmental effects or opportunities associated with the action requested in this report.

RATIONALE FOR RECOMMENDATION

To maintain safe operations of all City facilities and comply with State laws for the maintenance and repair of City owned elevators. ThyssenKrupp has provided reliable service under previous contracts to maintain some of the City's elevators.

ALTERNATIVE ACTIONS CONSIDERED

None.

CONTACT PERSON

Phil Harrington, Deputy Director, Public Works, 981-6661
Perry Fletcher, Facilities Superintendent, Public Works, 981-6451

Attachments:
1: Resolution

RESOLUTION NO. ##,###-N.S.

CONTRACT: THYSSENKRUPP ELEVATOR AMERICAS FOR CITYWIDE ELEVATOR
AND LIFT MAINTENANCE AND REPAIR

WHEREAS, the City of Berkeley operates 29 elevators located in 17 locations, and must comply with California Code of Regulation Title 8, Chapter 4 related to safe elevator operations; and

WHEREAS, the City released a Request for Proposals (Specification No. 14-10847-C) in April 2014, soliciting proposals for maintenance of the City's elevators and lifts, and conducted a mandatory walkthrough of all elevator and lift sites on April 22, 2014; and

WHEREAS, a single vendor attended the mandatory walkthrough and ThyssenKrupp Elevator Americas submitted a proposal, which staff reviewed and found acceptable and met all requirements; and

WHEREAS, the 5-year contract is for a total amount not to exceed \$1,140,000 for the period July 1, 2014 through June 30, 2019, with two 2 year options to extend, and this contract has been entered into the City's contract database and assigned CMS No. ULW8L.

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Berkeley that the City Manager is authorized to execute a contract and any amendments with ThyssenKrupp Elevator Americas in an amount not to exceed \$1,140,000 for the period July 1, 2014 through June 30, 2019 with options for two 2-year extensions. A record signature copy of said contract and any amendments to be on file in the Office of the City Clerk.

