



Office of the City Manager

CONSENT CALENDAR
March 20, 2007

To: Honorable Mayor and
Members of the City Council
From: Phil Kamlarz, City Manager
Submitted *PK* Claudette Ford, Director, Public Works
Subject: Contract Amendment: Elevator Maintenance for Telegraph/Channing Garage and Mall

RECOMMENDATION

Adopt a Resolution authorizing the City Manager to execute an amendment to the contract with ThyssenKrupp Elevator Corporation for elevator maintenance at the Telegraph/Channing Garage and Mall, increasing the amount by \$28,000 for a total amount not to exceed \$90,178 and extending the termination date to June 30, 2008.

FISCAL IMPACTS OF RECOMMENDATION

The original contract with ThyssenKrupp covers the period March 23, 2003 to March 22, 2007 with a not to exceed total of \$62,178. Funding for this contract amendment is available in the Public Works Department's FY 2007 budget and will be included in the department's FY 2008 proposed budget. (Off-Street Parking Fund, budget code 835-5402-410-3043) as follows:

Original contract amount:	\$62,178	
Amendment includes:		
Maintenance	20,000	
Consumer Price Index (CPI) Escalation NTE 5%	1,000	
Emergency repairs, telephone monitoring (State law), and other services	<u>7,000</u>	
Total increase:		<u>\$28,000</u>
New contract total not to exceed:		\$90,178

The original contract amount was allocated from the Bay Area Joint Powers Fiscal Authority lease revenue bonds fund (640-5305-463-7299) for upgrades to the Sather Gate Garage and Mall elevator. Although this account was to have been for construction only, staff inadvertently charged \$62,178 for the maintenance for the elevators to this fund as well. This contract amendment will be charged appropriately to the Off-Street Parking Fund (835). The CMS number is DHBJS.

CURRENT SITUATION AND ITS EFFECTS

The Telegraph/Channing (formerly Sather Gate) Garage and Mall contract expires March 22, 2007. This amendment will cover maintenance expenses as well as additional services such as emergency repairs, telephone monitoring costs not included in the original contracts, and extend the termination date to June 30, 2008.

BACKGROUND

On November 2, 1999, Council approved Resolution No. 60,283-N.S. authorizing the City Manager to execute a contract and any amendments with ThyssenKrupp to construct a new elevator and replace an existing elevator at the Sather Gate Garage and Mall (now Telegraph/Channing Garage and Mall). The total contract for both elevator upgrades and maintenance was \$493,799. This amount included five-year maintenance agreement in an amount not to exceed \$62,178 to begin after completion of a one-year warranty period.

Additional services such as emergency repairs and telephone monitoring expenses were not covered under the current maintenance contract but are added by this amendment. Additional services and emergency repairs include but are not limited to vandalism, equipment failure, flooding, and damage caused by natural disasters. State law requires telephone monitoring in the elevators in case of emergency or if someone is trapped.

RATIONALE FOR RECOMMENDATION

Lapses in elevator services leave individuals, especially those with physical limitations, without service, jeopardize safety, and violate State requirements for telephone monitoring.

ALTERNATIVE ACTIONS CONSIDERED

Due to staff turnover in the past year, current staff did not discover the need to go out for bids until it was too late to meet purchasing deadlines. Furthermore, the City has another contract with ThyssenKrupp for elevator maintenance for the majority of its facilities with the same termination date of June 30, 2008. We feel it is in the City's best interest to bid out a single City-wide elevator maintenance services contract prior to the June 2008 deadline. The maintenance for the Telegraph/Channing elevator will be included in the request for proposals for City-wide services.

CONTACT PERSON

Stan Norton, Facilities Maintenance Superintendent, 981-6451

Attachments:

1: Resolution

RESOLUTION NO. -N.S.

CONTRACT AMENDMENT: ELEVATOR MAINTENANCE CONTRACT FOR
TELEGRAPH/CHANNING GARAGE AND MALL

WHEREAS, the Telegraph/Channing Garage and Mall elevator maintenance contract No. 5643 expires March 22, 2007; and

WHEREAS, the City is required to maintain its elevator services to ensure public safety and meet State regulations; and

WHEREAS, this contract amendment extends the termination date to June 30, 2008 and increases the current contract amount of \$62,178 by \$28,000 for a total not to exceed amount of \$90,178; and

WHEREAS, Off-Street Parking funds are available in the current budget for FY 2007 and FY 2008, budget code 835-5402-410-3043, and the contract has been entered into the City contract database and assigned CMS No. DHBJ5.

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Berkeley that the City Manager is authorized to execute an amendment to the contract with ThyssenKrupp Elevator Corporation for elevator maintenance at the Telegraph/Channing Garage and Mall, increasing the amount by \$28,000 for a total amount not to exceed \$90,178 and extending the termination date to June 30, 2008. A record signature copy of said contract and any amendments to be on file in the Office of the City Clerk.

