




Office of the City Manager

CONSENT CALENDAR

May 22, 2007

To: Honorable Mayor and  
Members of the City Council

From:  Phil Kamlarz, City Manager

Submitted by: Claudette Ford, Director of Public Works

Subject: Contract Amendment: Citywide Elevator Maintenance

RECOMMENDATION

Adopt a Resolution authorizing the City Manager to execute a contract amendment for citywide elevator maintenance with ThyssenKrupp Elevator Corporation, Contract No. 6858, approved by Resolution No. 62,026–N.S., and increasing the amount to a total not to exceed \$244,000 for the period May 13, 2003 to June 30, 2008.

FISCAL IMPACTS OF RECOMMENDATION

The existing contract with ThyssenKrupp (No. 6858) for the period May 13, 2003 to June 30, 2008 is for an amount not to exceed \$193,000. An additional \$51,000 is required for the reasons provided below.

The original scope of services covered routine and preventive maintenance, as well as emergency repairs and elevator telephone monitoring mandated by State law. Unfortunately, the emergency repair and telephone item costs were not estimated and added to the original contract amount. Some of these non-routine services were obtained through purchase orders in FY 2007, the total for which was \$19,718. These charges are counted against the total not to exceed contract amount of \$193,000. The additional \$51,000 is needed to cover the monthly invoices through the term of the original contract, as well as any emergency repairs.

Routine Maintenance - \$16,000. The monthly routine maintenance bills currently run about \$3720 per month, but are expected to increase to \$3,910 per month in July 2007. The contract allows the vendor 5% increases for labor and other costs at the beginning of the fiscal year. Based on these estimates, the invoices for April 2007 through June 2008 will total approximately \$54,360. Only \$38,400 is left in the contract at this time with bills paid through March, requiring an additional \$16,000 for routine maintenance alone.

Emergency Repairs- \$35,000. As noted above, \$19,718 in additional purchase orders were required in FY 2007 for emergency repairs and telephone monitoring. Staff recommends an additional \$35,000 be added to the contract to ensure emergency repairs and telephone issues are covered through the contract term. Emergency repairs--which can be necessitated by vandalism, flooding after a storm, etc.--cannot be predicted and it would be prudent to have sufficient funds available.

Additional Amount Requested

Routine maintenance	\$16,000
Emergency repairs and telephone monitoring	<u>35,000</u>
Total amendment amount	\$51,000

The \$51,000 increase will bring the total not to exceed amount to \$244,000. Funds for the contract amendment are available in FY 2008 (\$30,000 in 866-5402-410-3043 and \$21,000 in 850-5412-410-3043) CMS No. HKZTR.

CURRENT SITUATION AND ITS EFFECTS

As noted above, the current contract amount covers only basic and preventive maintenance. Because of this, Public Works had to create separate purchase orders in FY 2007 for emergency services and for elevator telephone monitoring mandated by State law. These purchase orders totaled approximately \$19,718, which amount is subtracted from the \$193,000 original contract amount.

Although referred to as citywide, the contract does not include the elevators at the Telegraph/Channing (formerly Sather Gate) Garage and Mall. On March 20, 2007, Council amended a separate contract with ThyssenKrupp for the Telegraph/Channing facility, adding funds for basic maintenance, expanding the scope to include emergency services and telephone monitoring, and extending the contract to June 30, 2008.

We intend to combine the contracts in the future to reduce the administrative effort needed for separate contracts. As the two contracts expire simultaneously, Public Works will initiate the request for proposals process in the spring of 2008 in order to finalize a contract with a vendor to start July 1, 2008.

BACKGROUND

On May 13, 2003, Council approved Resolution No. 62,026–N.S., authorizing ThyssenKrupp to modernize the Center Street Garage and Corporation Yard elevators for \$287,721; and provide five years of elevator maintenance for \$193,000 for the period May 30, 2003 to June 30, 2008. Elevator construction at the two sites was completed, and only the maintenance part of the contract remains.

RATIONALE FOR RECOMMENDATION

Elevator maintenance is an Americans with Disabilities Act requirement.

ALTERNATIVE ACTIONS CONSIDERED

None.

CONTACT PERSON

Stanford Norton, Facilities Superintendent, Public Works, 981-6451

Attachments:

- 1: Resolution

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

CONTRACT NO. 6856 AMENDMENT: CITYWIDE ELEVATOR MAINTENANCE

WHEREAS, on May 13, 2003, Council approved Resolution No. 62,026–N.S., authorizing ThyssenKrupp Elevator Corporation to modernize the Center Street Garage and Corporation Yard elevators for \$287,721; and provide five years of elevator maintenance for Citywide facilities for \$193,000 for the period May 30, 2003 to June 30, 2008; and

WHEREAS, the construction has been completed and only the routine and preventive maintenance agreement is now in effect; and

WHEREAS, the current contract with ThyssenKrupp Elevator Corporation (No. 6858) must be increased by \$51,000 for a not to exceed total of \$244,000 for Citywide facilities through June 30, 2008; and

WHEREAS, the existing maintenance contract amount of \$193,000 is not sufficient to cover the monthly costs over term of the original contract, nor the emergency repairs and telephone monitoring that were inadvertently left out of the contract scope of services; and

WHEREAS, an additional \$51,000 is needed to cover the contract term through June 30, 2008 for routine and preventive maintenance services as well as emergency services and State-mandated telephone monitoring; this amount being available in the FY 2008 allocations in 866-5402-410-3043 (\$30,000) and 850-5412-410-3043 (\$21,000); the CMS No. is HKZTR.

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Berkeley that the City Manager is authorized to execute a contract amendment for citywide elevator maintenance with ThyssenKrupp Elevator Corporation, Contract No. 6858 approved by Resolution No. 62,026–N.S., and increasing the amount to a total not to exceed \$244,000 for the period May 13, 2003 to June 30, 2008.

