



Office of the City Manager

CONSENT CALENDAR
May 31, 2022

To: Honorable Mayor and Members of the City Council
 From: Dee Williams-Ridley, City Manager
 Submitted by: Liam Garland, Director, Public Works
 Subject: Contract No. 102498-1 Amendment: TK Elevator for Elevator Maintenance and Repair Services

RECOMMENDATION

Adopt a Resolution authorizing the City Manager to execute an Amendment to Contract No. 102498-1 with TK Elevator (formerly Thyssenkrupp Elevator) to increase the contract amount by \$500,000 for a total contract amount not to exceed \$1,640,000 and to extend the contract term through June 30, 2025.

FISCAL IMPACTS OF RECOMMENDATION

Total funding of \$500,000 is required over the extended three-year contract term. \$163,000 is needed for the remaining FY 2022 and budgeted as follows: \$20,000 is required from the Building Purchase and Management Fund (budget code: 636-54-624-692-0000-000-474-624110); \$100,000 is required from the Building Maintenance Fund (budget code: 673-54-624-692-0000-000-474-624110); \$20,000 is required from the Library Fund (budget code: 101-22-242-272-0000-000-463-624110); \$20,000 is required from the General Fund (budget code: 011-21-203-000-0000-000-424-624110); \$3,000 is required from the Parks Tax Fund (budget code: 138-52-542-568-0000-000-461-612990). An additional \$337,000 will be added to the budgets in each fiscal year for FY 2023-FY 2025, subject to the City's annual appropriation process.

CURRENT SITUATION AND ITS EFFECTS

The City operates 38 elevators located within 22 locations throughout the city. In addition, the elevators were built by several different manufacturers. TK Elevator technicians have the necessary experience and expertise to provide the comprehensive range of maintenance and emergency repair services for the diversity of elevators within City locations. This is a citywide contract shared by the Library, Animal Shelter, Health Housing and Community Services, and Parks Recreation and Waterfront.

The original contract not to exceed (NTE) amount of \$1,140,000 has been expended. Amending the contract to increase the NTE by \$500,000 and extending the contract term for an additional three years through June 30, 2025, will allow for continued and uninterrupted use of TK Elevators' critical elevator maintenance and repair services.

Council approval of this contract amendment advances the City's Strategic Plan goal of providing well-maintained infrastructure, amenities, and facilities.

BACKGROUND

The City is required to 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 an elevator maintenance and repair vendor. In April 2014, the City issued a Request for Proposal (Specification No. 14-10847-C) and conducted a mandatory walkthrough of each of the elevator sites within City buildings. TK Elevator was selected as the most responsive and best qualified vendor. By authority of the City Council (Resolution No. 66,648-N.S.), the Public Works' Facilities Building Maintenance Division contracted with TK Elevators in June 2014 for an initial contract term of five years. The contract term was extended by City Manager authority in June 2019 and again in June 2021, ending June 30, 2022.

ENVIRONMENTAL SUSTAINABILITY AND CLIMATE IMPACTS

This contract has no environmental effects or opportunities.

RATIONALE FOR RECOMMENDATION

TK Elevator is a valued contractor who has provided timely, quality service for the City since 2014. TK Elevator technicians have training and experience which qualifies them to service both older and new state of the art elevators. They are knowledgeable about and familiar with the mechanics and operating systems of each of the City's different types of elevators. Their services have been essential in maintaining the City's aging fleet of elevators at optimal performance levels.

ALTERNATIVE ACTIONS CONSIDERED

None. TK Elevator has provided consistently responsive, reliable service. Extending the term through June 30, 2025 and increasing the not to exceed amount allows for uninterrupted services to maintain the City's elevators.

CONTACT PERSON

Aaron Baker, Facilities Superintendent, Public Works (510) 981-6452

Attachment:

1: Resolution

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

CONTRACT NO. 102498-1 AMENDMENT: TK ELEVATOR FOR ELEVATOR
MAINTENANCE AND REPAIR SERVICES

WHEREAS, the City of Berkeley operates 32 elevators located in 16 locations, and is required to comply with California Code of Regulation Title 8, Chapter 4 related to safe elevator operations; and

WHEREAS, the City and TK Elevator entered into Contract No. 102498-1 for elevator maintenance and repair services effective June 11, 2014 and extended through June 30, 2022; and

WHEREAS, the originally contracted not to exceed amount of \$1,140,000 has been expended; and

WHEREAS, funds in the amount of \$163,000 is needed for the remaining FY 2022 and budgeted as follows: \$20,000 from the Building Purchase and Management Fund (budget code: 636-54-624-692-0000-000-474-624110); \$100,000 from the Building Maintenance Fund (budget code: 673-54-624-692-0000-000-474-624110); \$20,000 from the Library Fund (budget code: 101-22-242-272-0000-000-463-624110); \$2,000 from the General Fund (budget code: 011-21-203-000-0000-000-424-624110); \$3,000 from the Parks Tax Fund (budget code: 138-52-542-568-0000-000-461-612990). An additional \$337,000 will be added to the budgets in each fiscal year for FY 2023-FY 2025, subject to the City's annual appropriation process; and

WHEREAS, TK Elevator is a valued contractor who has provided consistently reliable regular maintenance services and expert, specialized repair services for the diverse range of City elevators, since 2014.

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Berkeley that the City Manager is authorized to execute an amendment to Contract No. 102498-1 with TK Elevator (formerly Thyssenkrupp Elevator), to provide maintenance and repair services for the City's elevators, increasing the contract amount by \$500,000 for a total contract not to exceed amount of \$1,640,000 and extending the contract term to June 30, 2025. A record signature copy of contract and any amendments will be on file in the Office of the City Clerk.

