




City of Tacoma

**Resolution No.:** \_\_\_\_\_

**Meeting Date:** October 10, 2023

**Contract and Award Letter  
Purchase Resolution —Exhibit "A"**

**TO:** Board of Contracts and Awards

**FROM:** Josh Diekmann, P.E. PTOE, Interim Public Works Director/City Engineer   
 Stephen Kruger, Operations Manager, Public Works

**COPY:** City Council, City Manager, City Clerk, EIC Coordinator, LEAP Coordinator, and  
 Brandon Snow, Finance/Purchasing

**SUBJECT:** Elevator, Escalator and Walkway Maintenance and Modernization Services –  
 OMNIA Partners Contract EV2516, Contract No. CW2229409 – October 10,  
 2023

**DATE:** September 21, 2023

**RECOMMENDATION SUMMARY:**

The Public Works Department requests approval to increase and extend contract CW2229409 with KONE Inc, Los Angeles, CA, in the amount of \$490,000, plus applicable taxes, budgeted from the 5700 Facilities Fund, for contract amendment to continue to provide repair and maintenance services to the conveyance systems (elevators) at the Lighthouse Senior Center, Police & Fleet Warehouse, Police Headquarters, Tacoma Municipal Complex, and the Beacon Activity Center. This increase will bring the contract to a cumulative total of \$1,000,000, plus applicable taxes. Additionally, the amendment will extend the contract termination date from May 8, 2024, to November 30, 2024. The extension will bring City contract CW2229409 into alignment with the validity period of the piggy-backed cooperative purchasing contract, OMNIA Partners contract EV2516.

**STRATEGIC POLICY PRIORITY:**

- Assure outstanding stewardship of the natural and built environment.
- Strengthen and support a safe city with healthy residents.
- Encourage and promote an efficient and effective government, which is fiscally sustainable and guided by engaged residents.

The services provided through this contract keep the City conveyance systems current on all required WA Labor and Industry inspections and certifications and will allow for repairs as needed and ensures safe operation for City residents and staff.

**BACKGROUND:**

The Public Works Department, Facilities Management Division, contracted with KONE Inc, utilizing OMNIA Partners, formerly U.S. Communities government purchasing cooperative, competitively solicited contract EV2516, to provide for preventative and routine maintenance and repairs of the elevators found within several City-owned buildings.

ISSUE: Amendment No. 2 to the contract is sought to approve additional funding for the current conveyance maintenance contract. This contract is essential to the safe operation of the previously mentioned elevators at several City facilities and ensures the City has the capability to replace, modernize, and/or repair outdated conveyance equipment as needed.



---

**ALTERNATIVES:** The alternative to this contract amendment with KONE Inc would be to conduct a new request for bids to provide these services. This action could increase overall costs and delay the ongoing maintenance functions required to operate vertical conveyances.

**COMPETITIVE SOLICITATION:** OMNIA Partners, competitively solicited Request for Proposals EV2516 for Elevator, Escalator, and Walkway Maintenance and Modernization Services on May 1, 2018. The solicitation was conducted by the City of Kansas City, MO, on behalf of itself and other government agencies. Among other publications, the solicitation was advertised in the Seattle Daily Journal of Commerce. On December 1, 2018, contract EV2516 was awarded to KONE Inc for the above-mentioned services.

**CONTRACT HISTORY:** On May 7, 2019, the City of Tacoma awarded Contract CW2229409 to KONE Inc by Resolution No. 40320, for an initial not-to-exceed amount of \$306,000, plus applicable taxes. OMNIA Partners contract EV2516 was the basis of the cooperative piggy-back agreement. The initial contract validity period terminated on May 8, 2022.

On March 21, 2022, Amendment No. 1 was executed to increase compensation for authorized services by \$204,000 for a total not-to-exceed amount of \$510,000. The contract validity period was also extended from May 8, 2022, to May 8, 2024.

Amendment No. 2 requests an increase of \$490,000 which will result in a cumulative contract value of \$1,000,000 for authorized services. This proposed amendment will also extend the contract validity through November 30, 2024, to bring the expiration date into alignment with the current expiration of OMNIA Partners contract EV2516.

**SUSTAINABILITY:** Ongoing maintenance allows equipment to operate efficiently and effectively and helps to prevent premature failures, which would severely impact facility operations with vertical conveyances and generate unnecessary waste and emissions during the procurement and installation of new equipment.

**EQUITY IN CONTRACTING (EIC) COMPLIANCE:** Not Applicable

**LOCAL EMPLOYMENT AND APPRENTICESHIP TRAINING PROGRAM (LEAP)  
COMPLIANCE:** Not Applicable



**FISCAL IMPACT:**

**EXPENDITURES:**

FUND NUMBER & FUND NAME *	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
5700 Facilities Fund	Various	Various	\$1,000,000
<b>TOTAL</b>			<b>Up to \$1,000,000</b>

**REVENUES:**

FUNDING SOURCE	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
Facility Rents	Various	Various	\$1,000,000
<b>TOTAL</b>			<b>Up to \$1,000,000</b>

**FISCAL IMPACT TO CURRENT BIENNIAL BUDGET: \$ 490,000**

**ARE THE EXPENDITURES AND REVENUES PLANNED AND BUDGETED? Yes**

**IF EXPENSE IS NOT BUDGETED, PLEASE EXPLAIN HOW THEY ARE TO BE COVERED. N/A**