



**TO:** Board of Contracts and Awards  
**FROM:** Kurtis D. Kingsolver, P.E., Public Works Director/City Engineer *100%*  
Justin E. Davis, Facilities Division Manager, Public Works  
Jeff Paradee, Operations Manager, Facilities Management  
**COPY:** City Council, City Manager, City Clerk, SBE Coordinator, LEAP Coordinator, and  
Doreen Klaaskate, Senior Buyer, Finance/Purchasing  
**SUBJECT:** Elevator Maintenance and Repair Services  
U.S. Communities Contract EV2516 - May 7, 2019  
**DATE:** April 22, 2019

**RECOMMENDATION SUMMARY:**

The Public Works Department recommends a contract be awarded to KONE Inc, Los Angeles, CA, for elevator maintenance and repair services at the Tacoma Municipal Building (TMB), TMB North, Lighthouse Senior Center, and Fleet Administration, in the amount of \$306,000, plus applicable taxes, for an initial contract term of three years, with the option to renew for two additional years, for a projected contract total of \$510,000, plus applicable taxes.

**STRATEGIC POLICY PRIORITY:**

- Assure outstanding stewardship of the natural and built environment.

This contract will replace the current maintenance contract on the previously mentioned elevators and keep them current on all required Washington State Department of Labor and Industry inspections and certifications, and will allow for repairs as needed.

**BACKGROUND:**

ISSUE: Utilizing a U.S. Communities government purchasing cooperative competitively bid contract, Contract EV2516, provides for preventative and routine maintenance and repairs of the elevators. This contract will also provide for the capability to replace, modernization, and/or repair outdated conveyance equipment as needed.

ALTERNATIVES: The alternative to this new contract 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:** Contract EV2516 was awarded to KONE Inc on December 1, 2018, as a result of U.S. Communities Request for Proposal EV2516 issued on May 1, 2018, competitively solicited by the City of Kansas City, MO for Elevator, Escalator and Walkway Maintenance and Modernization Services on behalf of itself and other government agencies. The solicitation was advertised in the Seattle Daily Journal of Commerce.

**CONTRACT HISTORY:** New contract.



SUSTAINABILITY: Ongoing maintenance potentially allows equipment to operate efficiently and effectively and prevent premature failure, which would severely impact facility operations with vertical conveyances.

SBE/LEAP COMPLIANCE: Not applicable.

**FISCAL IMPACT:**

**EXPENDITURES:**

FUND NUMBER & FUND NAME *	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
Municipal Building Acquisition & Operation, Fund 5700	Various	Various	\$510,000
<b>TOTAL</b>			<b>\$510,000</b>

**REVENUES:**

FUNDING SOURCE	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
Facility Rents	Various	Various	\$510,000
<b>TOTAL</b>			<b>\$510,000</b>

**FISCAL IMPACT TO CURRENT BIENNIAL BUDGET: \$125,800**

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

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

**FINANCE PURCHASING  
APR 22 2019 PM4:20:08**