RESOLUTION NO. 2008-795

Adopted by the Sacramento City Council

December 9, 2008

SUSPENDING COMPETITIVE BIDDING AND AWARDING A CONTRACT FOR NEW CITY HALL ELEVATOR REPAIR AND MAINTENANCE SERVICES

BACKGROUND

A. Maintenance and repair of city elevators is critical to meeting Americans with Disabilities Act (ADA) standards, improving the safety and reliability of the City's elevators, and improving the quality of services to the buildings. This equipment must also remain in compliance with State of California mandates for maintenance, safety, and repairs.

B. It is in the best interests of the City to suspend competitive bidding as Kone, Inc. is the original manufacturer and installer of the five new City Hall elevators. Kone, Inc. is the only elevator manufacturer that has the capability to perform complete maintenance and repairs due to the proprietary nature of the microprocessor controls. There are potential safety implications involved in mixing different manufacturer parts and controls. No other leading elevator manufacturer or contractor has the capability of full maintenance, troubleshooting and repairs using Kone approved parts and materials, originally manufactured and installed by Kone, Inc.

C. This contract covers elevator service performed between the hours of 8am to 5pm Monday through Friday for a cost of approximately $130,000 for a five year term. The balance of $45,000 covers off-hour response and emergency repairs as needed. Staff's estimate for maintenance and repair is $26,000 annually. Much of the work required with the elevators at new City Hall has been covered under Kone's warranty. However, during FY2007/08, the City contracted elevator maintenance at new City Hall with Kone for approximately $25,000.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

Section 1. It is in the best interests of the City to suspend competitive bidding, and competitive bidding is hereby suspended for the purchase of elevator repair and maintenance services.

Section 2. Kone, Inc. is awarded a five-year contract for elevator repair and maintenance services at new City Hall in a total amount not to exceed $175,000 for the five year period.

Section 3. The City Manager or the City Manager's designee is authorized to execute the contract specified above provided that sufficient funds are available in the budget adopted for the applicable fiscal year(s).

Adopted by the City of Sacramento City Council on December 9, 2008 by the following vote:

Ayes: Councilmembers Cohn, Fong, Hammond, Pannell, Sheedy, Tretheway, Waters, and Mayor Johnson.

Noes: None.

Abstain: None.

Absent: Councilmember McCarty.

Mayor Kevin Johnson

Attest:

Shirley Concolino, City Clerk