



Agenda Item Summary

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Submitted By

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Reviewed By

LKS

Agenda Item Title

A Resolution Approving a First Amendment to the Master Agreement with KONE, Inc. for Elevator Maintenance, Repair and Elevator Upgrade Services to a Revised Amount not to exceed \$115,000.00 and Authorizing its Execution

Overview

This item involves an amendment to the existing agreement between KONE, Inc. and the Village for maintenance and repair services of all Village maintained elevators. The amendment includes 1) a revised total contract amount based on allowable annual cost increases, 2) annual repairs not included in the maintenance agreement and 3) additional required modifications and intended upgrades on the Village Hall elevator.

Staff Recommendation

Approve the Resolution.

Fiscal Impact

Funds are budgeted in the FY 2016 General Fund, Building Maintenance, Operating Budget and Parking Fund, Operating Budget for maintenance and repair and in the Building Improvement Fund for interior elevator replacement.

Background

In June of 2014 the Village entered into an agreement with KONE, Inc. for elevator maintenance and repair services. The scope of work includes maintaining a total of seven elevators located at Village Hall, Public Works Center, Dole Center, Holley court Parking Garage and the Avenue Parking Garage.

The agreement from 2014 included terms for renewing the agreement on an annual basis for up to three years with an annual increase of four percent (4%). The contract amount was not adjusted to account for the allowable increase in 2015 and 2016. The original total contract amount approved in June of 2014 was \$48,600.00 (\$16,200.00 annually). The correct amount that should have been approved in 2014 is \$50,569.92. This item allows for this correction.

Recent revisions to the building code require all elevators in the State of Illinois to have a pit ladder and door restrictors (safety device). KONE submitted a price of \$11,750.00 to install the required equipment. At the

same time, staff requested KONE to submit a proposal to upgrade the elevator cab interior which is budgeted for in FY 2016 in the CIP Building Improvement Fund. Consolidating these projects would be more cost effective and less disruptive to elevator users.

The proposed amendment allows for the three year maintenance services of approximately and additional funds for the building Code revisions plus the elevator cab interior upgrades plus contingency funds for additional repairs not included in the maintenance agreement. The new agreement for these services will be \$115,000.00. Below is a breakdown of the costs for this work:

-	Original maintenance agreement	\$48,600.00
-	Annual increases	\$1,969.92
-	Repairs to date	\$11,271.25
-	Code-required modifications:	\$11,750.00
-	Cab interior upgrades:	\$30,872.00
-	Additional anticipated repairs:	\$10,536.83
-	New Contract amount:	\$115,000.00

Alternatives

The Board can delay action to gain additional information.

Previous Board Action

On June 2, 2014 the Village Board approved a Resolution authorizing the execution of an agreement with KONE, Inc. for elevator maintenance and repair services.

Citizen Advisory Commission Action

On June 2, 2014 the Village Board approved a Resolution authorizing the execution of an agreement with KONE, Inc. for elevator maintenance and repair services.

Anticipated Future Actions/Commitments

This agreement will be reviewed in 2017 for possible renewal.

Intergovernmental Cooperation Opportunities

None at this time.

Performance Management (MAP) Alignment

This work is in alignment with the Governance Priorities for the Department of Public Works for Maintenance and Service Programs and Infrastructure/Capital Programs.