



**CITY OF LODI
COUNCIL COMMUNICATION**

AGENDA TITLE: Adopt Resolution Awarding Two-Year Contract for Elevator Services for City Facilities to Elevator Technologies, Inc., of El Dorado Hills (\$19,980) and Authorize Extension of Contract up to Two Years
MEETING DATE: November 2, 2005
PREPARED BY: Public Works Director

RECOMMENDED ACTION: That the City Council adopt a resolution awarding the contract for the above project to Elevator Technologies, Inc., of El Dorado Hills, in the amount of \$19,975 and authorize extension of the contract up to two years.

BACKGROUND INFORMATION: This service contract is to provide for ongoing elevator services to elevators at City Hall, Carnegie Forum, Police Facility, Lodi Station Parking Structure, Public Safety Building, and Hutchins Street Square for a period of two years. Staff also requests that Council authorize the City Manager to extend the contract up to two years, if an extension is in the best interest of the City.

Plans and specifications for this project were approved on October 5, 2005. Staff estimated the cost to be \$15,000 annually. The City received the following five bids for this project on October 19, 2005:

Bidder	Location	Base Bid for Two Years (Regular Services & Call-Outs)
Estimate		\$30,000
Elevator Technology, Inc.	El Dorado Hills	\$19,975
KONE, Inc.	West Sacramento	\$21,640
Elevator Services Company	North Highlands	\$21,903
ThyssenKrupp Elevator Corp.	West Sacramento	\$24,655
Otis Elevator, Inc.	North Highlands	\$40,415

ThyssenKrupp holds the current elevator services contracts for two elevators at HSS, at \$282 per elevator per month. The specifications included provisions for adding the HSS elevators either now or when the contracts expire, in September 2006 and August 2008, and a bid evaluation mechanism to consider the cost of those HSS elevators regardless of bidder. The specifications included an optional item for bidders to offer items for consideration/cost savings (i.e., bidding the cost of mandated 5-year load tests, offering new pricing on existing, unexpired service contracts, reduced parts mark-ups, etc.). These additional services were used to calculate the bidder who provided the most advantageous contract for the City, as shown in the attached bid summary.

FISCAL IMPACT: City-wide, there is a slight cost savings, compared to what is budgeted. Maintenance and call-out service will be consolidated from four current elevator services contractors City-wide to one, which should reduce administrative costs.

FUNDING AVAILABLE: Budgeted in Facilities Services Operating and Hutchins Street Square Maintenance accounts.

James R. Krueger, Finance Director

Richard C. Prima, Jr.
Public Works Director

Prepared by Dennis J. Callahan, Fleet and Facilities Manager
Attachment
cc: City Attorney
Community Center Director
Purchasing Officer
HSS Senior Facilities Maintenance Worker
Facilities Supervisor

APPROVED:
Blair King, City Manager

**Bid Summary
Elevator Maintenance
For City Facilities**

	Elevator Technology	KONE	ThyssenKrupp	Elevator Services Co.	Otis Elevator Co.
Scheduled Service Items 1-6	\$19,340.00	\$20,760.00	\$24,655.00	\$21,470.00	\$35,825.00
Billable Call-outs Items 7-9	\$635.00	\$880.00	\$0.00	\$433.00	\$4,590.00
subtotal	\$19,975.00	\$21,640.00	\$24,655.00	\$21,903.00	\$40,415.00
Additional Contractor * Provided Services Item 10: Load Tests	\$875.00	\$875.00	\$3,500.00	\$3,500.00	\$3,500.00
H.S.S. Senior Center	\$2,538.00	\$2,538.00	\$1,125.00	\$2,538.00	\$2,538.00
Fine Arts	\$6,768.00	\$6,768.00	\$3,000.00	\$6,768.00	\$6,768.00
Grand Total	\$30,156.00	\$31,821.00	\$32,280.00	\$34,709.00	\$53,221.00

Additional Contractor Services**

Elevator Technology	Load-tests no additional charge 25% parts mark-up instead of 30% requirement in specification.
ThyssenKrupp	Price reduction on existing H.S.S. elevator contracts during agreement period
Elevator Services Co.	None offered
KONE	Load-tests no additional charge 25% parts mark-up instead of 30% requirement in specification.
Otis Elevator Co.	None offered

Notes:

Subtotal represents requested bid items. 4 load tests due during contract term. Lowest market price paid by City = \$875.00 per test. Load tests line item represents test cost not offered in item 10 or precluded by existing contracts. H.S.S. line item represents maintenance cost to City for elevators currently under contract to expiration date.

RESOLUTION NO. 2005-226

A RESOLUTION OF THE LODI CITY COUNCIL
AWARDING THE CONTRACT FOR ELEVATOR
SERVICES FOR CITY FACILITIES

WHEREAS, in answer to notice duly published in accordance with law and the order of this City Council, sealed bids were received and publicly opened on October 19, 2005, at 11:00 a.m., for Elevator Services for City Facilities, as described in the specifications therefore approved by the City Council on October 5, 2005; and

WHEREAS, said bids have been compared, checked, and tabulated and a report thereof filed with the City Manager as follows:

Bidder	Location	Base Bid for Two Years (Regular Services & Call-Outs)
Engineer's Estimate		\$ 30,000
Elevator Technology, Inc.	El Dorado Hills	\$ 19,975
KONE, Inc.	West Sacramento	\$ 21,640
Elevator Services Company	North Highlands	\$ 21,903
ThyssenKrupp Elevator Corp.	West Sacramento	\$ 24,655
Otis Elevator, Inc.	North Highlands	\$ 40,415

WHEREAS, the City Manager recommends award of the two-year contract for Elevator Services for City Facilities be made to the low bidder, Elevator Technologies, Inc., of El Dorado Hills, California, in the amount of \$19,975.00.

NOW, THEREFORE, BE IT RESOLVED by the Lodi City Council that the award of the contract for Elevator Services for City Facilities be made to the low bidder, Elevator Technologies, Inc., of El Dorado Hills, California, in the amount of \$19,975.00.

Dated: November 2, 2005

I hereby certify that Resolution No. 2005-226 was passed and adopted by the City Council of the City of Lodi in a regular meeting held November 2, 2005, by the following vote:

AYES: COUNCIL MEMBERS – Hansen, Hitchcock, Johnson, Mounce, and Mayor Beckman

NOES: COUNCIL MEMBERS – None

ABSENT: COUNCIL MEMBERS – None

ABSTAIN: COUNCIL MEMBERS – None


SUSAN J. BLACKSTON
City Clerk