

City of Culver City, California
City Council Agenda Item Report

Meeting Date: July 10, 2006		Item Number: <u>C-6</u>	
AGENDA ITEM: Authorization to Extend the Existing Agreement with ThyssenKrupp Elevator Company Through November 30, 2006 for Maintenance of Three Elevators at City Hall.			
Contact Person/Dept.: Eric Mirzaian Public Works-Maintenance Operations		Phone Number: (310) 253-6410	
Fiscal Impact: Yes ☒ No ☐		General Fund: Yes ☒ No ☐	
Public Hearing: ☐		Action Item: ☒	Attachments: ☐
Public Notification: Master Notification List on (07/05/06); ThyssenKrupp Elevator Company on June 26, 2006.			
Department Approval: Charles D. Herbertson (06/29/06)		CAO Approval: Martin R. Cole for Jerry B. Fulwood (07/05/06)	
City Controller Approval: Marlee Chang (07/06/06)			

RECOMMENDATION:

Staff recommends the City Council extend the existing agreement between the City and ThyssenKrupp Elevator Company (ThyssenKrupp) for maintenance of three elevators at City Hall on a month-to-month basis effective July 1, 2006 through November 30, 2006. The previous agreement expired on June 17, 2006. The date of November 30, 2006 is the same expiration date of a separate agreement with ThyssenKrupp for maintenance of one elevator at the Public Works Maintenance Yard. Staff will research the feasibility of consolidating the maintenance agreements for all elevators in City-owned facilities into a single agreement and scope of service and will bring back a recommendation to the City Council prior to November 30, 2006

BACKGROUND:

The City Hall facility consists of three hydraulic passenger elevators manufactured and installed by ThyssenKrupp during construction of the facility in 1995. State and federal regulations require routine maintenance and inspection of elevators and for the first year following installation, ThyssenKrupp provided maintenance of these elevators as part of their one-year service warranty. In 1996, the City entered into a five-year agreement with ThyssenKrupp for the monthly cleaning, refinishing, inspection, testing and maintenance of the elevators at City Hall. This agreement was extended for another five years via Council's authorization in 2001.

In 2004, the City entered into a separate two-year agreement with ThyssenKrupp for the maintenance service of the elevator at the Public Works Maintenance Yard. This agreement was awarded to ThyssenKrupp through the formal competitive bid process as they were the lowest responsible bidder.

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The current agreement with ThyssenKrupp for service of the City Hall elevators expired on June 17, 2006. Staff is recommending this agreement be extended on a month-to-month basis through November 30, 2006 to make the agreements for elevator maintenance at City Hall and the Public Works Maintenance Yard terminate at the same time. Before both agreements expire, Staff will look into several options of consolidating all elevator maintenance agreements at these and all other City-owned facilities with elevators into one scope of service in anticipation of receiving an overall cost savings by consolidating the contracts.

DISCUSSION:

As the manufacturer of the City Hall elevators, ThyssenKrupp is able to maintain an exceptional quality of service by providing appropriate staffing and replacement parts. Therefore staff is comfortable in recommending this short term contract extension.

Prior to the expiration of the agreements for the City Hall and Public Works Maintenance Yard elevators, Staff will evaluate several options to consolidate all maintenance agreements for elevators at City-owned facilities. Currently, there are separate maintenance agreements for the elevators at the three parking structures (Ince, Watseka, and Cardiff); Police Facility; Transportation Facility; Ivy Sub-station and Veteran's Memorial Building. Currently, the maintenance contracts for the elevators at the parking structures and Police Facility are being utilized on a month to month basis. The contracts for the elevators at Ivy Sub-station and Veterans Memorial Building expire in 2007 and we will attempt to combine these with all other agreements into a consolidated agreement via amendments or by terminating the agreements. If feasible and cost effective, staff will consolidate all these separate agreements into a single agreement and scope of service that can be put out to bid later this year.

FISCAL ANALYSIS:

The service charge assessed by ThyssenKrupp prior to expiration of the maintenance agreement for the elevator at City Hall was \$784.48 per month. ThyssenKrupp has agreed to charge the same rate through November 30, 2006. Charges throughout the extension period will be made to the following Building Maintenance account: 10163200.619800.

ATTACHMENTS:

None.

MOTION:

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That the City Council:

1. Authorize extending the existing agreement with ThyssenKrupp Elevator Company for the maintenance of three elevators at City Hall on a month-to-month basis effective July 1, 2006 through November 30, 2006 at a rate of \$784.48 per month.
2. Authorize the City Attorney to prepare the necessary documents and authorize the Chief Administrative Officer to approve the documents.