

CITY COUNCIL ACTION REQUEST

Department(s): Finance	CEQA: Not a Project, File No. PP17-003, Agreements/Contracts (New or Amended) resulting in no physical changes to the environment.	Coordination: Department of Public Works, City Attorney’s Office, and City Manager’s Budget Office	Dept. Approval: /s/ Julia H. Cooper
Council District(s): Citywide			CMO Approval:  7/31/20

SUBJECT: FIRST AMENDMENT TO THE AGREEMENT WITH SCHINDLER ELEVATOR CORPORATION FOR CITYWIDE ELEVATOR MAINTENANCE SERVICES

RECOMMENDATION:

Adopt a resolution authorizing the City Manager to execute the First Amendment to the Agreement for Citywide Elevator Maintenance Services with Schindler Elevator Corporation (San Leandro, CA) to extend services for up to eight additional one-year option terms through August 31, 2028 under the same terms and conditions for a maximum compensation of \$385,766 for September 1, 2020 through August 31, 2021, subject to the annual appropriation of funds.

Desired Outcome: To maintain the safe operation of elevator systems at City-owned facilities.

BASIS FOR RECOMMENDATION:

The City’s Department of Public Works oversees the maintenance and repairs of elevators at City-owned facilities. Currently, the portfolio includes 33 elevators at 20 facilities, including City Hall, libraries, community centers, downtown parking garages, police facilities, and other City-owned properties, excluding the Airport. Elevators require regular maintenance, testing, and inspection services to ensure proper and safe operation for City employees and members of the public and ensure compliance with state law.

In December 2017, the Finance Department conducted a competitive Request for Proposal (“RFP”) for Elevator and Escalator Maintenance Services. The RFP included two packages: (1) Package A, Elevator Maintenance Services for Citywide Locations on behalf of Public Works and (2) Package B, Elevator and Escalator Maintenance Services for the Airport. The City received two proposals for Package A, one from A Lewis Enterprises (dba “A Step Above”) and another from Schindler Elevator Corporation (“Schindler”). A Step Above was found to be the best value vendor and awarded a contract with an initial one-year term through June 30, 2019. During the initial term of the agreement with A Step Above, the City experienced service level issues. As a result, the City did not exercise its option to extend the agreement with A Step Above and instead entered into a one-year agreement with Schindler under the City Manager’s authority with a maximum compensation of \$285,580 for the initial one-year term beginning September 1, 2019 and ending August 31, 2020.

Approval of this recommendation will enable staff to exercise the first option to extend the term of the agreement with Schindler by one year to continue maintenance and safe operation of elevators at City-owned facilities.

Climate Smart San José: The recommendation in this memo has no effect on Climate Smart San José energy, water, or mobility goals.

Commission Recommendation/Input: There is no commission recommendation or input associated with this action.

Office of Equality Assurance: Prevailing Wage is applicable to this Agreement.

This Council item is consistent with the City's 2020-2021 Adopted Operating Budget City Service Areas Delivery Framework: "To effectively develop, manage, and safeguard the City's fiscal, physical, technological, and human resources to enable and enhance the delivery of City services and projects."

COST AND FUNDING SOURCE:

Funding for elevator maintenance services at City Hall and other City facilities of \$368,000 is included in the Department of Public Works' 2020-2021 Non-Personal/Equipment Appropriation in the General Fund. Subsequent budgetary adjustments may be recommended if service requirements approach the maximum compensation level for this agreement and in consideration of other available funding for facilities maintenance.

FOR QUESTIONS CONTACT: Jennifer Cheng, Deputy Director of Finance, at (408) 535-7059