



Cover Memorandum/Staff Report

File #: 25-1405

Agenda Date: 12/1/2025

Item #: 6.C.

TO: Mayor and Commissioners
THROUGH: Terrence R. Moore, ICMA-CM
FROM: Missie Barletto, Public Works Director
DATE: December 1, 2025

APPROVAL FOR ADDITIONAL SPENDING ON P2019-024 WITH KONE INC. FOR ELEVATOR MAINTENANCE, INSPECTION, AND MODERNIZATION IN THE AMOUNT OF \$260,000 FOR A REVISED AGREEMENT TOTAL OF \$1,822,847.00

Recommended Action:

Motion to approve Additional Spending on P2019-024 with Kone, Inc. for Elevator Maintenance, Inspection, and Modernization in the amount of \$260,000 for repairs to Old School Square (OSS) Parking Garage #2 (SE corner) for a revised contract total of \$1,822,847.00.

Background:

On February 12, 2019, the City Commission (City) approved Resolution No. 49-19 to award agreement P2019-024 with KONE, Inc. utilizing contract prices provided to U.S. Communities Government Purchasing Alliance (now OMNIA Partners) through Contract #EV2516. The contract is valid November 12, 2019 - November 30, 2024, with five (5) one-year options to renew. The original contract amount of \$338,267 was to modernize the two (2) elevators at the Old School Square (OSS) Parking Garage.

On September 17, 2019, Amendment No. 1 to P2019-024 was approved to add elevator maintenance services in accordance with and pursuant to the same terms, conditions, and pricing of Contract #EV2516 in the amount of \$88,920.

On July 6, 2022, a request for additional spending was approved for the purchase and installation of elevator door lock monitoring devices for four (4) city buildings, pursuant to the same terms, conditions, and pricing of Contract #EV2516, in the amount of \$88,200. These devices were required by the American Society of Mechanical Engineers (ASME) Safety Code A17.3-2015, Section 3.10.12.

On February 4, 2024, a request for additional spending in the amount of \$732,748 was approved for improvements to the Hilltopper Stadium (Hilltopper) and Robert P. Miller Park (Miller Park) elevators, RSQ PAKs (battery back-up) for these elevators as well as Robert Federspiel Parking Garage elevator, and to establish an estimated repair and maintenance cost for citywide elevators (this annual allocation had not been previously established).

On July 2, 2024, Contract #EV2516 was amended to reflect a change from an initial term of six (6) years to an initial term of eleven (11) years, thus incorporating the initial five (5) one-year renewal periods into the initial term and extending the contract through November 30, 2029.

On August 5, 2024, a request for additional spending in the amount of \$114,712 was approved for

increased maintenance costs to the elevators (from \$60,000 to \$75,000 per term) and the purchase of a RSQ PAK for the Miller Park elevator for \$39,712.

On August 12, 2025, a request for additional spending in the amount of \$260,000 was approved for the replacement of the jack and piston assembly in Elevator No. 1 at the northwest corner of the Old School Square (OSS) Parking Garage. The hydraulic components are all original to the garage facility which was constructed in 2006.

Staff is requesting approval for an additional \$260,000 for the replacement of the jack and piston assembly in Elevator No. 2 at the southeast corner of the OSS Parking Garage. The hydraulic components are all original to the garage facility which was constructed in 2006.

The total revised cumulative agreement value is provided below:

Revised Agreement Value		
OSS Elevator Modernizations	February 12, 2019 - November 30, 2024	\$338,267.00
Amendment No. 1	September 19, 2019 - November 30, 2024	\$88,920.00
Additional Spending #1 - Door Locks	July 6, 2022 - November 30, 2024	\$88,200.00
Additional Spending #2 - Modernizations, Battery Back-up, Repair & Maintenance	February 4, 2024 - November 30, 2024	\$432,748.00
Additional Spending #3 - Battery Back-up for Miller Park Elevator Improvements project, Additional funds for Repair & Maintenance	July 22, 2024 - November 30, 2024	\$39,712.00
Renewal Term 1	December 1, 2024 - November 30, 2025	\$75,000.00
Renewal Term 2	December 1, 2025 - November 30, 2026	\$75,000.00
Renewal Term 3	December 1, 2026 - November 30, 2027	\$75,000.00
Renewal Term 4	December 1, 2027 - November 30, 2028	\$75,000.00
Renewal Term 5	December 1, 2028 - November 30, 2029	\$75,000.00
Extended Initial Term	Through November 30, 2029	\$375,000.00
Additional Spending #4 - Jack & Piston Assembly for OSS Parking Garage West Elevator #1		\$260,000.00
Additional Spending #5 - Jack & Piston Assembly for OSS Parking Garage East Elevator #2		\$260,000.00

TOTAL	\$1,822,847.00
--------------	-----------------------

This motion is in accordance with the Code of Ordinances Chapter 36.02, Commission Approval Required; and Purchasing Policies and Procedures, Accessing Contracts from Other Government Agencies and Not-for-Profit Organizations.

Attachments

1. Quote - OSS Parking Garage SE Elevator #2
2. Additional Spending Request #4
3. Renewal P2019-024
4. Renewal Sourcewell Contract #EV2516
5. Additional Spending Request #3
6. Amendment Sourcewell Contract #EV2516
7. Additional Spending Request #2
8. Additional Spending Request #1
9. Amendment No. 1_P2019-024
10. Agreement P2019-024

This motion is in accordance with Code of Ordinances Section 36.02, Commission Approval Required.

City Attorney Review:

N/A

Funding Source/Financial Impact:

Funding is available from GL account 115-79-790-579.31-90 (Finance Project Code 41074) as approved in the Fiscal Years 2026 through 2031 Capital Improvement Program (CIP) Budget.

Timing of Request:

Timely approval is requested to initiate repairs.