

PERALTA COMMUNITY COLLEGE DISTRICT
Board of Trustees Agenda Report
For the Trustee Meeting Date of February 12, 2013

ITEM TITLE:

Consider Approval to Enter into a Contract with KONE Inc. to Provide Elevator Maintenance at College of Alameda, Laney College, Merritt College, and Laney Fieldhouse

SPECIFIC BOARD ACTION REQUESTED:

Approval is requested to enter into a contract with KONE Inc., in the not-to-exceed amount of \$24,515.

ITEM SUMMARY:

Under this contract, KONE Inc. elevator maintenance services will be extended from December 1, 2012 to April 30, 2013. The District intends to solicit for Request for Proposal (RFP) with the objective of establishing a new contract in May 2013 with a selected firm.

SOURCE OF FUNDS (AND FISCAL/BUDGETARY IMPACT):

General Fund

BACKGROUND/ANALYSIS:

The Vice Chancellor for General Services met with the leadership of Ascent Elevator Services on September 21, 2011 to discuss the hiring practices and the need to have a diverse workforce environment. The company enumerated some of the challenges that they have encountered in the past, but promised to begin the process of hiring minorities to their work force and students for the apprentice program. The company made good on its promise by hiring a staff of minorities that assisted in the installation of the elevators at Laney College Forum and Building G. Ascent Elevator Services has indicated that there is mutual benefit from their decision to hire local minorities.

The next step is to work with Alameda County Buildings and Trades to implement the Project Labor Agreement to benefit Peralta's Construction students as apprentice with the objective of obtaining higher paying jobs in the area of elevator jobs.

As noted, the company showed its willingness to work with students and minority groups. KONE Inc., formerly Ascent Elevator Services, provided quality elevator maintenance and services to the District for years. Their quality work will continue through this contract although having recently been acquired by KONE Inc. Board approval is necessary because their service contract expired on November 30, 2012 and vendor's fiscal work-to-date of \$39,754.58 on all contracts, which exceeds the annual \$25,000 service threshold for Maintenance and Operation funds. Including this contract request, the total not-to-exceed contract amount will be \$64,269.58.

DELIVERABLES AND SCOPE OF WORK:

KONE Inc. shall maintain elevator services on the three (3) traditional college campuses listed above. It should be noted that KONE Inc., already provide elevator services at Berkeley City College. The new and upcoming request for proposal will unify the four (4) colleges under one umbrella contract.

ANTICIPATED COMPLETION DATE:

April 30, 2013

ALTERNATIVES/OPTIONS:

No reasonable alternatives for this contracted period

EVALUATION AND RECOMMENDED ACTION:

Approval of this contract

OTHER DEPARTMENTS IMPACTED BY THIS ACTION (E.G. INFORMATION TECHNOLOGY):

YES _____ No X

COMMENTS:

If this contract is not approved and delayed elevator service may have possible impact on other departments.

WHO WILL BE PRESENTING THIS ITEM AT THE BOARD MEETING?

Vice Chancellor Ikharo

(*****Board contract approval is subject to negotiation and execution by the Chancellor.)

DOCUMENT PREPARED BY:

Prepared by: Robert Beckwith

Date: January 30, 2013

DOCUMENT PRESENTED AND APPROVED BY:

Presented and approved by: Dr. Sadiq Ikharo
Vice-Chancellor of General Services

Date: January 30, 2013

FINANCE DEPARTMENT REVIEW

Finance review required Finance review *not* required

If Finance review is required, determination is: Approved Not Approved

If not approved, please give reason: _____

Signature: _____

Ron Gerhard, Vice Chancellor for Finance and Administration

Date: _____

GENERAL COUNSEL (Legality and Format/adherence to Education Codes):

Legal review required Legal review *not* required

If Legal review is required, determination is: Approved Not Approved

Signature: _____

Thuy Thi Nguyen, General Counsel

Date: _____

CHANCELLOR'S OFFICE APPROVAL

Approved, and Place on Agenda

Not Approved, but Place on Agenda

Signature: _____

Dr. José M. Ortiz, Chancellor

Date: _____