

PERALTA COMMUNITY COLLEGE DISTRICT
Board of Trustees Agenda Report
For the Trustee Meeting Date of November 15, 2016

ITEM TITLE:

Consider Amendment No. 2 to the Existing Contract Services with KONE Inc. to Continue to Provide Districtwide Elevator Inspection and Maintenance Program at Berkeley City College, College of Alameda, Laney College, and Merritt College

SPECIFIC BOARD ACTION REQUESTED:

Approval is requested for an Amendment No. 2 to the existing contract with KONE Inc., to continue to provide Districtwide Elevator Inspection and Maintenance Program at Berkeley City College, College of Alameda, Laney College, Merritt College, in the amount not-to-exceed \$87,574.

ITEM SUMMARY:

Currently, KONE Inc. has an existing elevator inspection and maintenance contract from October 1, 2013, to September 30, 2016. Their contract for Berkeley City College expired on June 30, 2016. Under the original Request for Proposal, the District have the option to renew KONE Inc.'s contract for another two years up to five (5) years. About a year ago, KONE Inc. did an internal reorganization to better service the District. The District was assigned a dedicated Account Manager (Gabriel Paz), dedicated Elevator Technicians, and dedicated State Compliance Work Technicians. Ever since the reorganization KONE Inc. has been performing extremely well. Gabriel Paz meets with the District Chief Engineer once each month in an effort for continuous improvement. They discuss KONE's performance and any trouble equipment or issues. KONE Inc. brings a call out sheet which shows elevator calls for the month per elevator. Since the reorganization, the call outs (elevator malfunctions) have drastically reduced and elevator up time and reliability has increased. Gabriel Paz is always responsive and is able to have issues resolved nearly immediately.

This requested amount will pay for continued services for another two (2) years. Additionally, KONE Inc. will service the new elevator in the Merritt College Barbara Lee Center and Berkeley City College that was not included in the original contract.

Description	Monthly Fee	Year Fee
Monthly Maintenance Service Under Original Agreement until September 30, 2018	\$4343.32	\$52,11.84/year
Merritt College Barbara Lee Center (2 years of service) until September 30, 2018	\$1230.00	\$14,760.00/year
Berkeley City College (2 years of service until September 30, 2018)	\$1724.44	\$20,693.28/year
TOTAL:	\$7297.76	\$87,573.12/year

Board approval is required since this total contract amount exceeds the \$25,000 threshold to purchase goods and services. The Chancellor recommends all approval.

SOURCE OF FUNDS (AND FISCAL/BUDGETARY IMPACT):

General Fund

BACKGROUND/ANALYSIS:

As required by the State of California Public Contract Code Sections 20651-20660 and Board Policy 6330 for purchasing of goods and services, the District solicited a Request for Proposal (RFP No. 13-14/03) to establish the original agreement with KONE Inc. The terms of the original agreement for the District-wide Elevator Inspection and Maintenance Program at College of Alameda, Laney College, and Merritt College, was approved by the Governing Board of Trustees at the September 10, 2013, meeting. Then the original contract was amended for a Districtwide Integrated Premium Services, to pay for parts and labor for all four (4) colleges (\$55,693) that were not included in the original contract, which was approved on May 13th, 2014. If this amendment is approved, the total contract will accumulate to \$295,115.80 for a five (5) year service term.

Staff evaluated the performance of the vendor and recommends to the Chancellor and the Governing Board of Trustees satisfactory performance.

DELIVERABLES AND SCOPE OF WORK:

The vendor will continue to provide Districtwide Elevator Inspection and Maintenance Program at College of Alameda, Laney College, Merritt College, to include Berkeley City College, under the original contract terms.

ANTICIPATED COMPLETION DATE:

Under Amendment No. 2, KONE Inc. will complete their services in a timely as requested by the administration.

ALTERNATIVES/OPTIONS:

Not applicable

EVALUATION AND RECOMMENDED ACTION:

None

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

YES _____ NO X

COMMENTS: Not applicable

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: Dr. Sadiq B. Ikharo
Vice Chancellor of General Services

Date: November 15, 2016

DOCUMENT PRESENTED AND APPROVED BY:

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

Date: November 15, 2016

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 Little*
Ron Little, Vice Chancellor for Finance and Administration

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: *Nitasha Sawhney*
Nitasha Sawhney, Outside General Counsel

CHANCELLOR'S OFFICE APPROVAL

Approved, and Place on Agenda Not Approved, but Place on Agenda

Signature: *Jowel C. Laguerre*
Dr. Jowel C. Laguerre, Chancellor



Elevators Escalators

11/4/2016

Peralta Community College District
Merritt College; Barbara Lee Science & Allied Health
Center
Berkeley City College

KONE Inc.
Bay Area
15021 Wicks Blvd
San Leandro, CA 94577
Phone: 510-586-8752
Fax: 510-426-5610
www.kone.us
gabriel.paz@kone.com

REFERENCE: **Rider No. 1**
LOCATION: BARBARA LEE SCIENCE CENTER
12500 Campus Drive, Oakland, CA
LOCATION: BERKELEY CITY COLLEGE
2050 Center, Berkeley, CA
KONE Contract # 40126676

RIDER EFFECTIVE DATE: 11/1/2016

The Agreement is modified as follows:

ADD EQUIPMENT: The following equipment shall be added to the Agreement as set forth below:

Description	Monthly Fee	Year Fee
Monthly Maintenance Service Under Original Agreement until September 30, 2018	\$4,343.32	\$52,119.84/year
Merritt College Barbara Lee Center (2 years of service) until September 30, 2018	\$1,230.00	\$14,760.00/year
Berkeley City College (2 years of service) until September 30, 2018	\$1,724.44	\$20,693.28/year
TOTAL	\$7,297.76	\$87,573.12/year

UNIT BREAKOUT BARBARA LEE CENTER:

HYDRAULIC ELEVATORS:

\$220 PER UNIT PER MONTH; Qty: 2

TRACTION/BELT DRIVEN ELEVATORS:

\$395 PER UNIT PER MONTH; Qty: 2

TOTAL ADDITIONAL PER MONTH: \$1,230.00

If the terms contained in this Rider conflict with terms contained in the Agreement, the terms contained in this Rider shall supersede and prevail. All other terms contained in the Agreement shall remain in full force and effect.

AGREED:

AGREED:

PERALTA COMMUNITY COLLEGE DISTRICT

KONE Inc.

BY: _____

BY: _____

NAME: _____

NAME: _____

TITLE: _____

TITLE: _____

DATE: _____

DATE: _____

Professional Services

PROFESSIONAL SERVICES PERFORMANCE EVALUATION FORM

To be completed by College President and Business Manager for consideration of contract renewal.

Location District BCC COA Laney Merritt

Vendor KONE Elevator

ICC # _____

Vendor Number _____

Date: 11/4/2016

CONTRACT INFORMATION

Contract Title	
Funding	
Term of Performance	
Vendor's key personnel	

Original contract amount	
Amendments	
Change Orders and Percentages (%)	
Final contract amount	

SCHEDULE & BUDGET – Did vendor meet realistic schedules and was deliverables within budget? Yes No (Explain)

PERFORMANCE RATING SCORE

Provide a score for each criteria with 5 being the highest and 1 the lowest.

5 = Outstanding 4 = Great 3 = Good 2 = Improvement Needed 1 = Unacceptable

Work performed in compliance with contract terms, scope of work and Peralta's expectations	4
Deliverables provided, as required	4
Staff availability and accessibility	4
Staff professionalism	4
Customer service	4
Verbal Communication – understood directions and instructions clearly	4
Prompt and effective correction of situations and conditions	4
Documentation records, receipts, invoices and computer generated reports received in a timely manner and in compliance with contract specifications	5
TOTAL SCORE:	33

OVERALL PERFORMANCE: Outstanding Great Good Improvement Needed Unacceptable

Professional Services



Peralta Community College District, Department of General Services

(510) 466-7346 • sikharo@peralta.edu

Would you recommend this Vendor again? Yes No (Explain)

Deliverables –Contract deliverables were met? Yes No (Explain)

COMMENTS

Please provide on a summary or any unusual circumstances affecting this consultant's performance. (Include extra sheets if, necessary.)

KONE Elevator has had issues with completing work as expected due to circumstances beyond their control. Parts sourcing for some of the elevators is almost nil due to the age of some of them. Parts are no longer manufactured so sourcing parts is time consuming. Cannot hold them responsible for parts lead times.

Please provide on overall performance summary. (Include extra sheets if, necessary.)

KONE Elevator reorganized internally, providing dedicated staff exclusively for PCCD. Since the reorganization their response time, reporting, familiarity with PCCD's equipment, and overall performance has greatly improved. Having a dedicated team has greatly benefitted the PCCD community in speed of service and increased elevator reliability.

APPROVAL SIGNATURES

1. Project Manager

X

Signature

Kirk J. Schaller
KIRK J. SCHALLER

Print Name

Date

11-4-16

(510) 466-7390

Phone

2. Director of Capital Projects

X

Print Name

Osafraan Okunmade
OSAFRAAN OKUMADE

Phone

11.4.16.

(510) 587-7823.

3. Vice Chancellor of General Services

X

Signature

Sadiq B. Ikharo

Dr. Sadiq B. Ikharo

Print Name

Date

11/4/16

510 466-7336

Phone