



City of Placerville MEMORANDUM

DATE: January 24, 2006
TO: City Council
FROM: John Driscoll, City Manager/City Attorney
SUBJECT: **ELEVATOR MAINTENANCE AGREEMENT**

RECOMMENDATION

That the City Council adopt a resolution authorizing the City Manager to execute an Elevator Maintenance Agreement with Elevator Technology.

BACKGROUND

During the course of the remodeling for the new City Hall, two different elevator repair/maintenance firms did work on the elevator located in the building. Initial work was done by ThyssenKrupp Elevator, and subsequently Elevator Technology performed the work necessary to have the elevator certified. There are not a large number of elevator repair/maintenance firms available in this area, and these are the two firms that responded to staff's inquiries regarding such work.

Staff requested elevator maintenance agreement proposals from both of these firms, and their proposed agreements are attached to this staff report. Both proposals provide for a five-year term as well as annual price adjustments. The primary difference between the two proposals is that the monthly rate for ThyssenKrupp is \$195.00, while the rate for Elevator Technology is \$150.00 per month.

Elevators are subject to being certified periodically by the State of California and it is important to have regular preventative maintenance for the elevator in order to keep it not only running properly but also readily re-certifiable. Additionally, the maintenance agreements provide for service calls in order to deal with unexpected problems whenever necessary.

ANALYSIS

Staff is recommending that the Council accept the proposal from Elevator Technology and authorize execution of the maintenance agreement with them. Not only is Elevator Technology's proposal less costly, but staff has found them to be much more responsive to calls for service and better able to deal with problems than ThyssenKrupp. Elevator Technology is based in El Dorado Hills and has technicians located in the Diamond Springs area who can respond very quickly to calls for service. On the other hand, ThyssenKrupp is located in Sacramento and has been somewhat slow in responding to calls.

Additionally, Elevator Technology has the benefit of a working knowledge of the elevator at the new City Hall building in that they were involved in the installation of the elevator in 1999. When a problem developed relating to the coordination between the elevator and the fire alarm system, it was Elevator Technology that was able to solve the problem.

FISCAL IMPACT

The fiscal impact of the agreement will be approximately \$150.00 per month as provided for in the proposal. The existing operating budget is sufficient to absorb the cost of the maintenance agreement. Staff feels that the maintenance agreement will save money in the long run by preventing costly repair jobs caused by lack of preventive maintenance as well as expensive calls for service that would otherwise be covered by such an agreement.

Respectfully submitted,

Reviewed for fiscal impact:

John Driscoll
City Manager/City Attorney

Dave Warren
Finance Director