



DeKalb County Government

Manuel J. Maloof Center
1300 Commerce Drive
Decatur, Georgia 30030

Agenda Item

File ID: 2019-3550

Substitute

5/14/2019

Purchasing Type: Change Order (CO)

Public Hearing: YES NO

Department: Purchasing & Contracting

AGENDA ITEM:

Commission District(s): All

CO - Change Order No. 1 to Contract No. 1147259 for Elevator Maintenance Services: for use by Facilities Management (FM). This contract consists of monthly and preventative maintenance, inspections, and testing for the County's elevators. Request approval to appropriate SPLOST funds to repair and modernize elevators and associated equipment in the amount of \$2,350,000.00. Awarded to KONE, Inc. (US Communities Cooperative Agreement). Total Amount Not to Exceed: \$1,862,678.62.

Information Contact: Talisa Clark, CPPO

Phone Number: (404) 687-2797

PURPOSE:

Awarded by the BOC on February 12, 2019 for an amount not to exceed \$596,993.76. This request is to appropriate SPLOST funding and expand the current contract Scope of Services to include replacement, major repairs, and modernization of elevators and associated equipment. This change order will fund modernization of 1) four (4) elevators at the Public Safety buildings at West Exchange; 2) modernization of four (4) elevators at the Courthouse; and 3) replace the dumbwaiter at the Decatur Library.

RECOMMENDATION:

Recommend approval of Appropriation of SPLOST funds and Change Order No. 1 with:

KONE, Inc. 1800 Sandy Plains Parkway, Suite 200, Marietta, GA 30066

Total Amount Not To Exceed: \$1,862,678.62

ADDITIONAL INFORMATION:

Contract Effective Date: March 1, 2019
Contract Expiration Date: February 28, 2023
Amount Spent to Date: \$9,628.99
Funding: SPLOST - Category 2E - \$911,362.08 (Public Safety)
SPLOST - Category 3I - \$865,663.30 (Courthouse)
SPLOST - Category 3L - \$85,653.24 (Library)



SPLOST Project Initiation Package

1. **Date:** May 3, 2019

2. **Project Name and Requesting Department:**

Cooperative Agreement for Elevator Maintenance and Services. Consists of providing new elevators with cabs for elevators at the Exchange Buildings.

Chief Darnell Fullum, Director Fire & Rescue [Signature] Date 5-6-19

3. **Deputy COO Head:**

Approved: Ted Rhinehart, Deputy COO _____ Date _____
 Approved: Chief Jack Lumpkin, Deputy COO [Signature] Date 05/06/19

4. **Prepared by SPLOST Program Management Team:**

Chris Kingsbury, SPLOST Program Manager
 Ernest Slaughter, SPLOST Program Management Coordinator

5. **Need and Purpose:**

The Exchange Building elevators require immediate attention to replace four cabs in both buildings. This work will be provided by an annual maintenance contractor, KONE, Inc. The cost for work is funded from SPLOST category 2E.

6. **Requested Services and Work Scope:**

a. **Type of Work Being Requested.** Services shall include, personnel and materials necessary to provide the goods or services that are in compliance with specifications as authorized by the County.

<input type="checkbox"/>	a.	New Construction
<input type="checkbox"/>	b.	Renovation/Restorations/Repairs/System Upgrades
<input type="checkbox"/>	c.	Engineering /Civil/Parks & Special Works
<input type="checkbox"/>	d.	Architectural/Building Renovation
<input type="checkbox"/>	e.	Mechanical/Electrical/Plumbing
<input type="checkbox"/>	f.	Planning Study
<input type="checkbox"/>	g.	Procurement of Goods Only
<input checked="" type="checkbox"/>	h.	Repairs of Elevators and Cabs



b. **Brief Description of Proposed Project:** Attached plans (location map, cross sections, renderings, etc.), if available.

This project will require use of the Cooperative Agreement contract that was competitively let U.S. Communities for Elevator Maintenance and Services for use by Facilities Management. This contract consists of piggybacking off U.S. Communities Contract No. EV2516 Lead Agency, Kansas City, MO for monthly and preventative maintenance for elevators.

KONE, Inc. will provide two quotes to the county. One for elevator repairs at West Exchange building to have at least one public elevator operational and a separate quote to replace the four cabs at both buildings. The estimated cost would be provided and work authorizations issued for various work task.

c. **Pre-Construction Services When Required for Various Project Task:**

- Use of current on-call firm for services (Y/N) N/A
- Right of way or land acquisition required: N/A
- Environmental and permits required: N/A
- Utility design or coordination: N/A

7. **Proposed Budget (Including supporting details, detailed preliminary or final cost estimates, and SPLOST category)**

Category	Estimated Cost	SPLOST Fund	Other Funds (GDOT, Federal, CIP, Grants)
Repair and Replace police and public safety facilities; On-call Contractor	\$911,362.08	SPLOST -- 320-104785-80652-541301-5.0.1-602005	N/A
Right of Way/Land Acquisition	N/A	N/A	N/A
Utilities (Reimbursable Costs)	N/A	N/A	N/A
Environmental Mitigation	N/A	N/A	N/A
Construction	N/A	N/A	N/A
Procurement of Goods	N/A	N/A	N/A
Total Estimated Cost	\$911,362.08		

Approval Capital and Grants: B. Rivera Date 5/3/19



8. Expected Start and Finish Dates:

Category	Anticipated Start	Anticipated Completion
Design	N/A	N/A
Right of Way/Land Acquisition	N/A	N/A
Utilities (Reimbursable Costs)	N/A	N/A
Environmental Mitigation	N/A	N/A
Construction	2019	2019

9. Program Manager Action:

a. Date PM received:

(Revised) May 3, 2019

b. PM Recommendation:

Proceed with BOC action and Vendor authorization.
Ernest Slaughter, Program Management Coordinator

Ernest Slaughter Date 5-7-19

10. SEC Action

a. SEC Action

Approve: _____

Disapprove: _____

Defer: _____

[Signature] Date 5/7/19



SPLOST Project Initiation Package

1. **Date:** May 3, 2019

2. **Project Name and Requesting Department:**

Cooperative Agreement for Elevator Modernization Services. Consists of providing new elevators with cabs for elevators at the DeKalb County Courthouse.

Clyde Stovall, Director, Facilities & Maintenance Department Clyde Stovall Date May 3, 2019

3. **Deputy COO Head:**

Approved: Ted Rhinehart, Deputy COO N/A Date _____

Approved: Chief Jack Lumpkin, Deputy COO N/A Date _____

4. **Prepared by SPLOST Program Management Team:**

Chris Kingsbury, SPLOST Program Manager

Ernest Slaughter, SPLOST Program Management Coordinator

5. **Need and Purpose:**

The DeKalb County Courthouse elevators require immediate attention. This work will utilize existing contract with KONE, Inc. provided by the Facilities Management. The cost for this work is funded from SPLOST category 3I.

6. **Requested Services and Work Scope:**

a. **Type of Work Being Requested.** Services shall include, personnel and materials necessary to provide the goods or services that are in compliance with specifications as authorized by the County.

	a.	New Construction
	b.	Renovation/Restorations/Repairs/System Upgrades
	c.	Engineering /Civil/Parks & Special Works
	d.	Architectural/Building Renovation
	e.	Mechanical/Electrical/Plumbing
	f.	Planning Study
	g.	Procurement of Goods Only
X	h.	Replacement of Elevators



b. **Brief Description of Proposed Project:** Attached plans (location map, cross sections, renderings, etc.), if available.

This project will require use of the Cooperative Agreement contract that was competitively let U.S. Communities for Elevator Maintenance and Services for use by Facilities Management. This contract consists of piggybacking off U.S. Communities Contract No. EV2516 Lead Agency, Kansas City, MO for monthly and preventative maintenance for elevators.

KONE, Inc. will provide quotes to the county for elevator repairs at DeKalb County Courthouse to replace the four cabs. The estimated cost would be provided and work authorizations issued for various work task.

c. **Pre-Construction Services When Required for Various Project Task:**

- Use of current on-call firm for services (Y/N) N/A
- Right of way or land acquisition required: N/A
- Environmental and permits required: N/A
- Utility design or coordination: N/A

7. **Proposed Budget** (including supporting details, detailed preliminary or final cost estimates, and SPLOST category)

Category	Estimated Cost	SPLOST Fund	Other Funds (GDOT, Federal, CIP, Grants)
Modernization of Elevator	\$865,663.30	SPLOST – 320-104790-80653-541301-1-602007	N/A
Right of Way/Land Acquisition	N/A	N/A	N/A
Utilities (Reimbursable Costs)	N/A	N/A	N/A
Environmental Mitigation	N/A	N/A	N/A
Construction	N/A	N/A	N/A
Procurement of Goods	N/A	N/A	N/A
Total Estimated Cost	\$865,663.30		

Approval Capital and Grants: *Belinda Reed*

Date 5-3-19



8. Expected Start and Finish Dates:

Category	Anticipated Start	Anticipated Completion
Design	N/A	N/A
Right of Way/Land Acquisition	N/A	N/A
Utilities (Reimbursable Costs)	N/A	N/A
Environmental Mitigation	N/A	N/A
Construction (Replacements)	2019	2019

9. Program Manager Action:

a. Date PM received:

(Revised) May 3, 2019

b. PM Recommendation:

Proceed with BOC action and Vendor authorization.

Ernest Slaughter, Program Management Coordinator

Ernest Slaughter Date 5-6-19

10. SEC Action

a. SEC Action

Approve: *[Signature]*

Date 5-7-19

Disapprove: _____

Defer: _____



SPLOST Project Initiation Package

1. **Date:** May 3, 2019

2. **Project Name and Requesting Department:**

Cooperative Agreement for Elevator Modernization Services. Consists of providing new dumbwaiter system at the Central Library located in Downtown Decatur.

Alison L. Weissinger, Library Director

Alison Weissinger

Date 5/6/2019

3. **Deputy COO Head:**

Approved: Ted Rhinehart, Deputy COO

Ted Rhinehart

Date 5/6/19

Approved: Chief Jack Lumpkin, Deputy COO

Date _____

4. **Prepared by SPLOST Program Management Team:**

Chris Kingsbury, SPLOST Program Manager

Ernest Slaughter, SPLOST Program Management Coordinator

5. **Need and Purpose:**

The Central Library dumbwaiter system is used by staff to transport books to different floor of the main library and for distribution to various libraries throughout the County. This work will be completed by an existing contract with KONE, Inc. The cost for this work is funded from SPLOST category 3L.

6. **Requested Services and Work Scope:**

a. **Type of Work Being Requested.** Services shall include, personnel and materials necessary to provide the goods or services that are in compliance with specifications as authorized by the County.

	a.	New Construction
	b.	Renovation/Restorations/Repairs/System Upgrades
	c.	Engineering /Civil/Parks & Special Works
	d.	Architectural/Building Renovation
	e.	Mechanical/Electrical/Plumbing
	f.	Planning Study
	g.	Procurement of Goods Only
X	h.	Replacement of Dumbwaiter System



8. Expected Start and Finish Dates:

Category	Anticipated Start	Anticipated Completion
Design	N/A	N/A
Right of Way/Land Acquisition	N/A	N/A
Utilities (Reimbursable Costs)	N/A	N/A
Environmental Mitigation	N/A	N/A
Construction (Replacements)	2019	2019

9. Program Manager Action:

- a. Date PM received:
- b. PM Recommendation:

(Revised) May 3, 2019
 Proceed with BOC action and Vendor authorization.
 Ernest Slaughter, Program Management Coordinator

Ernest Slaughter Date 5-7-19

10. SEC Action

- a. SEC Action

Approve: *[Signature]* Date 5/9/19
 Disapprove: _____
 Defer: _____

OK this amount was reduced at the request of the Board at the May 4th SPLOST meeting. This was done to provide a 20% contingency on the project.