



500 West Big Beaver  
Troy, MI 48084  
troymi.gov

## CITY COUNCIL AGENDA ITEM



Date: March 14, 2022

To: Mark F. Miller, City Manager

From: Robert J. Bruner, Assistant City Manager  
Rob Maleszyk, Chief Financial Officer  
Lisa Burnham, Controller  
Kurt Bovensiepe, Public Works Director  
Dennis Trantham, Facilities and Grounds Operations Manager  
Emily Frontera, Purchasing Manager

Subject: Standard Purchasing Resolution 4: OMNIA Purchasing Cooperative – City Hall East Elevator Upgrade

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### **History**

- The City Hall East Elevator has original components from 1993 including the motor, piping and valve.
- Kone Inc. has been servicing the elevator for several years and performs the quarterly maintenance, State of Michigan required load testing and repairs as needed.
- Kone is recommending a complete hydraulic pump unit replacement at this time.
- In 2018 a complete Facility Condition Assessment and Analysis (FCA) was conducted. The Analysis identified the recommendation to upgrade the City Hall Elevators through the regular capital budget process.

### **Purchasing**

- Pricing for the City Hall East Elevator Upgrade has been secured from *Kone Inc. of Livonia, MI* through OMNIA Cooperative Contract #EV2516 as detailed in the attached proposal.
- City Council authorized participation in the Cooperative Purchasing Programs on November 8, 2021 (Resolution #2021-11-160).

### **Financial**

Funds are budgeted and available in the Building Operations, City Hall Capital Fund under Project Number 2022C0004 for the 2022 fiscal year. Expenditures will be charged to account number 401.264.265.7975.900.

### **Recommendation**

City Management recommends the bid process be waived and a contract be awarded to *Kone Inc. of Livonia, MI* for the City Hall East Elevator Upgrade through the OMNIA Cooperative Contract #EV2516 for an estimated cost of \$29,715 not to exceed budgetary limitations.



Elevators Escalators

March 2, 2022

City of Troy  
City Hall  
500 W Big Beaver  
Troy MI 48084

KONE Inc.  
11864 Belden Court  
Livonia, MI 48150  
Tel (734) 513-6944  
Fax (734) 513-6948  
www.kone.com  
kevin.strasser@kone.com

ATTN: Laura Campbell  
Re: Hydraulic Elevator Power Unit Replacement Proposal City Hall  
Description of Work

Laura, This is a more heavily used elevator dates from 1993. Everything is original on this elevator the motor and piping as well as valve are 30 plus years old. We recommend a complete hydraulic pump unit replacement.

I'd recommend that we furnish and install a new hydraulic power unit. The motor and pump will be submersed under the oil inside the tank in order to provide for sound isolation. A muffler, designed to reduce pulsation and noise, which may be present in the flow of hydraulic oil, will be provided in the oil line at the top of the pump. The controller is mounted on the tank and we will have to remove and re install the controller.

Control valves, including a safety check valve, an up direction valve with high pressure relief including up leveling and soft stop features and a lowering valve including down leveling and manual leveling feature, will be mounted in a compact unit assembly. A shut off valve, designed to shut off the flow of oil between the cylinder and the Power Unit, will be provided in the oil line in the machine room. Automatic two-way leveling will be provided to automatically stop and maintain the car approximately level with the landing, regardless of change in load.

Price

Our total price to perform the above-mentioned work amounts to: \$29,715.00. Includes permit and inspection. Pricing per US Communities/Omnia rates.

Our price includes applicable labor, material and permit fees. This proposal is not binding on KONE until approved by an authorized KONE representative. Pricing is subject to KONE's attached Terms and

Conditions for tendered repairs and, by signing below, Purchaser hereby agrees to these Terms and Conditions. Price is valid for 30 days from date of this proposal.

During the course of our work, should deficiencies, code violations, or other issues be discovered, we will promptly notify Purchaser and provide a separate quotation to correct these issues.

ACCEPTANCE: The foregoing Agreement is hereby  
signed and accepted in duplicate on behalf of City of Troy

Respectfully submitted by,  
KONE Inc.

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
Kevin Strasser, Service Sales

\_\_\_\_\_  
(Print Name)

\_\_\_\_\_  
(Approved By) Authorized Representative

\_\_\_\_\_  
(Print Title)

\_\_\_\_\_  
Title

Date: \_\_\_\_ / \_\_\_\_ / \_\_\_\_

Date: \_\_\_\_ / \_\_\_\_ / \_\_\_\_