



Interoffice Memorandum

December 8, 2021

To: Mayor Jerry L. Demings
-AND-
County Commissioners

From:  Carrie Mathes, CFCM, NIGP-CPP, CPPO, C.P.M.
Manager, Procurement Division

Contact: Richard Steiger, FMA, Manager, Facilities Management Division
407-836-7473

Subject: Ratification of Purchase Order M106153, Courthouse Freight Elevator
Emergency Repair

ACTION REQUESTED:

Ratification of Purchase Order M106153, Courthouse Freight Elevator Emergency Repair, with KONE, Inc., in the not-to-exceed amount of \$134,125.92.

PURPOSE:

This emergency upgrade of elevator door subsystem is necessary to return unit to safe and reliable operations.

FUNDING:

Funding is available in account number 1023-043-2087-3810.

APPROVALS:

The Facilities Management Division concur with this recommendation.

REMARKS:

The Courthouse Complex loading dock freight elevator door system, located at Courthouse Bldg. C Tower, 425 North Orange Avenue, Orlando, FL., is in advanced state of deterioration, and subject to fail at any moment. The door subsystem was not part of the 2015 Elevator Controller modernization nor is this repair work covered under the current Elevator Maintenance and Repair Contract Y20-134A.

KONE, Inc. is the contracted vendor providing elevator maintenance and repairs under contract Y20-134A. Although the work required for this repair is not covered under the contract, the pricing quoted on this project is consistent with the contract pricing. Prices are deemed fair and reasonable based on a comparison of prices

Ratification of Purchase Order M106153, Courthouse Freight Elevator Emergency Repair
Page 2

paid by the County under the current contract awarded following a competitive bidding process.

KONE, Inc. is expertly qualified to provide service for the upgrade of the failing and obsolete elevator door system, intimately familiar with equipment conditions and Courthouse Operations, and uniquely positioned to expedite the project.

The existing mechanical freight door equipment is past its useful life and requires immediate replacement. The items in need of immediate replacement below:

- Two sets of freight doors
- Car gate
- Dual motor operators
- Retiring cam
- Emergency unlocking devices
- Infrared light curtain

Lead time on material is estimated at 12 to 14 weeks, so time was of the essence to have this purchase order issued. KONE, Inc. has provided an additional option for expedited schedule to reduce the downtime to three weeks by working extended hours, six days a week.

It was critical to expedite this repair due to the safety issues of the existing equipment deterioration and the risk of damage worsening. Failure to have this work performed immediately would result in safety risk to the public and additional costs to the County. Therefore, this project was procured via emergency procedures.