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**CITY OF HOMER
HOMER, ALASKA**

City Manager/
Public Works Director

RESOLUTION 24-092

A RESOLUTION OF THE CITY COUNCIL OF HOMER ALASKA
AWARDING A CONTRACT FOR CITY HALL ELEVATOR
RECERTIFICATION PROJECT TO THE FIRM OF TK ELEVATOR
CORPORATION IN THE AMOUNT OF \$129,838.97 AND
AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE
THE APPROPRIATE DOCUMENTS.

14 WHEREAS, Ordinance 24-28 authorized funding for the City Hall Elevator Recertification
15 Project; and

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17 WHEREAS, TK Elevator Corporation (TKE) was the original installer of the elevator and
18 has performed all past inspection and repair work for the elevator, meaning that the
19 modernization work is exempt from competitive procurement required by HCC 3.16.030, as the
20 work falls under the exception for sole source procurement in HCC 3.16.060; and

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22 WHEREAS, The City received a proposal for the modernization work from TKE in the
23 amount of \$129,838.97; and

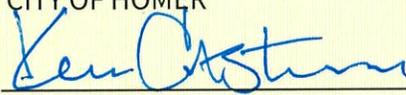
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25 WHEREAS, This award is not final until written notification is received by TKE from the
26 City of Homer.

27
28 NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska, awards the
29 contract to TK Elevator Corporation for the Homer City Hall Elevator Recertification Project
30 and Authorizes the City Manager to negotiate and execute the appropriate documents.

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32 PASSED AND ADOPTED by the Homer City Council this 26th day of August, 2024.

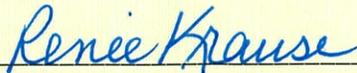
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CITY OF HOMER

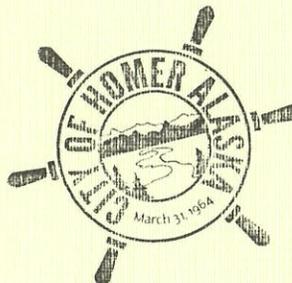


KEN CASTNER, MAYOR

39 ATTEST:

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42 RENEK KRAUSE, MMC, CITY CLERK



44 Fiscal Note: Ordinance 24-28 appropriated \$146,261.39 from FY24 Community Assistance
45 Program Funds; \$146,261.39 remains; Ordinance 24-24(A) appropriated \$10,000 from City Hall
46 Capital Asset Repair and Maintenance Allowance (CARMA) Fund; \$10,000 remains.



MEMORANDUM

Resolution 24-092, A Resolution of the City Council of Homer, Alaska, Awarding a Contract for Replacing the Fire Alarm System in the Elevator at City Hall to the Firm of TK Elevator Corporation in the Amount of \$129,838.97 and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents

Item Type: Backup Memorandum
Prepared For: Mayor Castner and City Council
Date: August 19, 2024
From: Daniel Kort, Public Works Director
Through: Melissa Jacobsen, City Manager

Summary:

Recommendation of award of the City Hall Elevator Recertification Project to TK Elevator Corporation.

Background:

On a biannual basis, all of the City's elevators are inspected by the TK Elevator Corporation (TKE), the City's elevator maintenance contractor, for compliance with State code. At the last inspection, the inspector made it clear to the City's building maintenance staff that the elevator in City Hall would not pass the next inspection, which will take place in August 2025 because the grace period for making the required improvements has expired. Further, TK Elevator has identified that numerous parts of the existing elevator are no longer available, so in the event of failure, there are no replacements parts that can be installed. The elevator has been maintained by TKE since they won the competitive bid for maintenance. There are only two vendors in Alaska that supply and maintain elevators and TKE maintains all of the elevators in Homer.

TKE submitted a proposal to the City for work needed to recertify the elevator in the amount of \$129,838.97 dated June 21, 2024. The scope of work outlined in the proposal will consist of an almost complete reconstruction of the elevator. Sole Source procurement to TKE is justified in this scenario because TKE is the only firm that the City has used to perform maintenance work on the elevator and is therefore more qualified than the other firm.

A budget was approved for this reconstruction effort via Ordinance 24-28, passed by the Homer City Council on July 2, 2024. The ordinance authorized an allocation of \$146,261.39 from the Community Assistance Program for the reconstruction of the elevator.

Recommendation:

City Council award this project to TK Elevator Corporation in the amount of \$129,838.97.