


Date: March 26, 2025

To: Board of Directors

From: Sam Desue, Jr. 

Subject: **RESOLUTION NO. 25-03-12 OF THE TRI-COUNTY METROPOLITAN TRANSPORTATION DISTRICT OF OREGON (TRIMET) AUTHORIZING A CONTRACT WITH KONE, INC. FOR ELEVATOR AND LIFT MAINTENANCE AND REPAIR SERVICES**

1. Purpose of Item

This Resolution requests that the TriMet Board of Directors (Board) authorize the General Manager or his designee to execute a contract (Contract) with KONE, Inc. (KONE) for elevator and lift maintenance and repair services (Services).

2. Type of Agenda Item

- Initial Contract
- Contract Modification
- Other

3. Type of Contract Procurement

- Low Bid / Invitation to Bid (ITB)
- Request for Proposals (RFP) (inc. CM/GC)
- Request for Qualifications (RFQ) (Personal Services)
- Other (inc. sole source)

4. Reason for Board Action

Board authorization is required for all goods and services contracts obligating TriMet to pay in excess of \$1,000,000.

5. Type of Action

- Resolution
- Ordinance 1st Reading
- Ordinance 2nd Reading
- Other

6. Background

Within TriMet’s 533 square mile service area there are numerous facilities, transit centers, and Park & Rides that contain elevators and/or lifts. TriMet is not staffed, licensed, or equipped to inspect, test, or maintain these elevators and/or lifts. Pursuant to this Contract, TriMet will engage KONE to perform preventive testing, maintenance and repair services (Services) on TriMet’s 33 elevators and lifts.

KONE's Services include, but are not limited to, the following:

- Provide a comprehensive maintenance program to maximize the performance, safety, and life span of all 33 elevators and lifts;
- Provide all testing required by the State of Oregon Elevator Inspection Department, the ASME A17.1 Safety Code for Elevators, and all applicable law; including yearly no-load and five-year full-load testing of all traction elevators;
- Provide annual testing of all hydraulic elevators whose cylinders are not encased in PVC;
- Regularly and systematically examine, clean, lubricate, adjust and provide unlimited callback service, repair, and replacement of all components of the elevators;
- Regularly and systematically examine, clean, and lubricate all components of the lifts;
- Maintain three (3) complete sets of wiring diagrams showing as-built conditions with any changes or modifications to circuits resulting from control modifications, parts replacement or equipment up-grades;
- Provide TriMet with appropriate service manuals, adjusting manuals, and technical manuals for all equipment at each facility;
- Provide quarterly inspections and testing of the Firefighter's Service Phase I and Phase II and standby power operation, if installed;
- Provide annual testing of all dispatching systems to ensure that all circuits and time settings are properly adjusted, and all systems are performing as designed and installed;
- Provide labor to assist TriMet with annual smoke detector testing and scheduled generator testing; and
- Perform audits on all equipment once per year.

7. Description of Procurement Process

TriMet issued a Request for Proposals (RFP) on December 18, 2024. Two vendors, Centric Elevator and KONE (the current contractor), submitted proposals.

A Source Evaluation Committee (SEC) comprised of staff from TriMet's Facilities Management division evaluated the proposals based on the criteria set forth in the RFP. These criteria included qualifications of the proposer, qualifications of the staff, diversity in employment and contracting, and understanding of the work.

After evaluating the proposals, the SEC determined that Centric Elevator was not competitive and its price proposal was not opened.

As a result, KONE was shortlisted to the competitive range and the SEC opened KONE's price proposal. The SEC determined that KONE would be considered for award, and asked KONE to review its pricing and submit a Best and Final Offer (BAFO). See vendor scoring in table below.

	Possible Points	Centric Elevator	KONE, Inc.
<i>Evaluation Criteria</i>			
Qualifications of Proposer	10	7.0	8.50
Qualifications of Staff	10	6.0	8.25
Diversity in Employment & Contracting	15	7.5	11.50
COBID certification	5	0	0
Understanding of the Work	40	27.50	34.50
Sub-Total =	80	48.00	62.75
Price Proposal	20	N/A	20.00
Total Score =	100	48.00	82.75
			Pricing (KONE only) . . . \$2,550,200

As shown by the scores above, the SEC determined that KONE demonstrated the highest level of qualifications, diversity, technical experience, and had a strong understanding of the work. After KONE submitted its BAFO of \$2,550,200 for the Services over the Contract’s five-year term, the SEC determined it to be fair and reasonable in comparison with the existing five-year, \$2.6 Million contract with KONE. Therefore, KONE was recommended for Contract award.

This is an indefinite quantity, task order-based requirements Contract. Actual costs will be based on TriMet’s requirements for the Services over the five-year term, in accordance with KONE’s quoted price per year for the Services. The current KONE contract will expire on March 31, 2025.

This Resolution authorizes TriMet to enter into the Contract with KONE for the Services in an amount not to exceed \$2,550,200 over a five-year term. However, the amount of money to be paid under the Contract will be based on actual agency requirements.

8. Diversity

TriMet’s RFP required each proposer to include a workforce diversity summary of the firm as well as a Disadvantaged Business Enterprise (DBE) subcontracting plan. KONE has 95 employees, of whom 8.4% are female and 2.1% are minorities. KONE intends to self-perform all of the services.

9. Financial/Budget Impact

The initial year of the Contract amount is accounted for in the Maintenance Division’s FY2025 Budget and its proposed FY2026 Budget.

10. Impact if Not Approved

TriMet is not staffed, trained, licensed or equipped to perform these specialized Services, and must rely on a qualified outside contractor. Staff has determined KONE's proposal to be fully responsive and responsible, and its pricing to be fair and reasonable. Re-solicitation of the Services is not likely to obtain better results in quality of proposals, DBE participation, or price. Staff strongly recommend the Board's approval of this Resolution.

RESOLUTION NO. 25-03-12

**RESOLUTION NO. 25-03-12 OF THE TRI-COUNTY METROPOLITAN
TRANSPORTATION DISTRICT OF OREGON (TRIMET) AUTHORIZING A
CONTRACT WITH KONE, INC. (KONE) FOR ELEVATOR AND LIFT
MAINTENANCE AND REPAIR SERVICES**

WHEREAS, TriMet has authority under ORS 267.200 to enter into a contract with KONE, Inc. for the procurement of elevator and lift maintenance and repair services; and

WHEREAS, the total amount of the Contract exceeds \$1,000,000; and

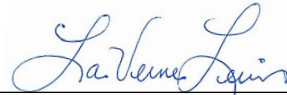
WHEREAS, by Resolution No. 22-05-35, dated May 25, 2022, the TriMet Board of Directors (Board) adopted a Statement of Policies requiring the Board to authorize all contracts obligating TriMet to pay in excess of \$1,000,000; and

WHEREAS, the total amount of the Contract exceeds \$1,000,000;

NOW, THEREFORE, BE IT RESOLVED:

1. That the Contract shall conform with applicable law.
2. That the General Manager or his designee is authorized to execute the Contract in an amount not to exceed \$2,550,200, through the March 31, 2030 Contract term.

Dated: March 26, 2025



Presiding Officer

Attest:



Recording Secretary

Approved as to Legal Sufficiency:



Legal Department