

**CITY OF MIRAMAR
PROPOSED CITY COMMISSION AGENDA ITEM**

Meeting Date: September 3, 2025

Presenter's Name and Title: Shana Coombs, Chief Operations Officer/Public Works Director, and Alicia Ayum, Procurement Director

Prepared By: Tecora Noble, Fiscal Operations Manager, and Kristy Gilbert, Assistant Public Works Director

Temp. Reso. Number: 8473

Item Description: Temp. Reso. #R8473, APPROVING THE RATIFICATION OF THE EMERGENCY PURCHASES OF DOOR LOCK MONITORING DEVICES AND UNDERGROUND COMMUNICATION CABLE FROM KONE, INC., IN THE AMOUNT OF \$114,849.52, AND ADDITIONAL PURCHASES OF \$20,000 FOR A TOTAL SPEND OF \$209,821.52 DURING FISCAL YEAR 2025; UTILIZING OMNIA PARTNERS CONTRACT NO. EV2516 ENTITLED ELEVATOR AND ESCALATOR MAINTENANCE AND REPAIR SERVICES (*Shana Coombs, Chief Operations Officer/Public Works Director, and Alicia Ayum, Procurement Director*).

Consent ☒ Resolution ☐ Ordinance ☐ Quasi-Judicial ☐ Public Hearing ☐

Instructions for the Office of the City Clerk: None

Public Notice – As required by the Sec. ____ of the City Code and/or Sec. ____, Florida Statutes, public notice for this item was provided as follows: on _____ in a _____ ad in the _____; by the posting the property on _____ and/or by sending mailed notice to property owners within _____ feet of the property on _____ (fill in all that apply)

Special Voting Requirement – As required by Sec. _____, of the City Code and/or Sec. _____, Florida Statutes, approval of this item requires a _____ (unanimous, 4/5ths etc.) vote by the City Commission.

Fiscal Impact: Yes ☒ No ☐

REMARKS: Funds totaling \$114,849.52 will be expended from Account Nos. 001-90-000-519-000-604620 in the amount of \$44,200 entitled “Non-Departmental R&M Building”; 410-90-000-533-000-604620 in the amount of \$66,300 entitled “Utilities-R&M Buildings” and 001-50-501-519-150-603400 in the amount of \$4,349.52 entitled “Building Maintenance-R&M Buildings”. Additional expenditures totaling \$20,000 will be expended from Account No. 001-50-501-519-000-603400 entitled “Contractual Services”.

Content:


- Agenda Item Memo from the City Manager to City Commission
- Resolution TR8473
 - Exhibit A: Omnia Partners Contract No. EV2516

- **Exhibit B: Emergency Procurement Determination and Approval for Replacement of elevator Door Lock Monitoring Safety Devices at five City facilities**
- **Exhibit C: Emergency Procurement Determination and Approval for Replacement of Cultural Arts Underground Communication Cable.**



**CITY OF MIRAMAR
INTEROFFICE MEMORANDUM**

TO: Mayor, Vice Mayor, & City Commissioners

FROM: Dr. Roy L. Virgin, City Manager 

BY: Shana Coombs, Chief Operations Officer/Public Works Director

DATE: August 28, 2025

RE: Temp. Reso. No. 8473 approving the ratification of emergency purchases of Door Lock Monitoring Devices and Underground Communication Cable

RECOMMENDATION: The City Manager recommends approval of Temp. Reso. No. 8473, approving the ratification of emergency purchases of Door Lock Monitoring Devices and Underground Communication Cable from Kone, Inc., in the amount of \$114,849.52, and additional purchases of \$20,000 for a total spend of \$209,821.52 during Fiscal Year 2025 ("FY2025"); utilizing Omnia Partners Contract No. EV2516 entitled "Elevator and Escalator Maintenance and Repair Services."

ISSUE: City Commission approval is required for multiple City departments to purchase goods and services from the same person or entity exceeding the aggregate sum of \$150,000 during any fiscal year.

BACKGROUND: The Public Works Department Building Maintenance is responsible for the maintenance, repairs, and services of all City elevators. During FY2025, staff requested quotes from One KONE Court to provide maintenance, repair, and services. Purchase Order Nos. 251661, 251426, and 250913, totaling \$74,972, were encumbered. Expenditures to date with Kone total \$73,714.05.

Kone is an awarded vendor under the Omnia Partners Contract No. EV2516, a competitively solicited contract that offers government agencies cost-effective service for elevator maintenance and repairs. Using this contract ensures the City receives high-quality, competitive prices for elevator services that support building maintenance reliability and operational efficiency. The Procurement Department has reviewed the contract and confirmed that it meets all competitive procurement requirements.

DISCUSSION: On May 28, 2025, Kone advised the City that the elevators at Fire Station 84, Ansin Sports Complex, Wastewater Reclamation Facility Buildings “A,” “L” and the East Water Treatment Plant requires door lock monitoring devices and were in non-compliance with Florida Building Code, Section 8.6.1.6.1, which mandates compliance with ASME A17.3-2015, the Safety Code for Existing Elevators and Escalators. Staff was further advised that the State of Florida deadline to bring all elevators into compliance was no later than August 2025. If the issue was not addressed immediately, all City elevators without the Door Lock monitoring device would have failed inspection and violations would have been issued by Broward County to bring them into regulatory compliance.

Staff immediately requested a proposal from Kone to bring all elevators into compliance. After consulting with the Procurement Department, Public Works staff prepared an emergency Procurement Determination and Approval, attached hereto as Exhibit “B” totaling \$110,500. Furthermore, emergency elevator repairs to Cultural Arts underground communication cable totaling \$4,349.52, attached hereto as Exhibit “C” were needed to ensure operational use.

Additional expenditures totaling \$20,000 are needed through the end of Fiscal Year 2025 for ongoing maintenance and repair of elevator services. The table below details total expenditures, emergency, and pending purchases through the end of FY2025:

FY2025 Expenditures with Kone

Description of Work	Munis Purchase Order (PO) No.	Total Amount	Account No.
Miramar Cultural Arts Pumping Unit Replacement	251661	\$42,532	001-50-501-519-000-606405
Elevator inspector to inspect and certify 12 elevators and 2 wheelchair lifts throughout the City	251426	2,940	001-50-501-519-000-603400
Blanket PO for elevator maintenance and repair throughout the City	250913	29,500	001-50-501-519-000-603400
HVAC Services to date		74,972	
Emergency Purchases			
Elevator Door Lock Monitoring Devices	252238	110,500	001-90-000-519-000-604620 410-90-000-533-000-604620
Miramar Cultural Arts Emergency Communication Cable repair	PO Pending	4,349.52	001-50-501-519-150-603400
Emergency HVAC Services to date		114,849.52	

Description of Work	Munis Purchase Order (PO) No.	Total Amount	Account No.
Additional Services Pending			
Elevator Maintenance and Repair Services	PO Pending	20,000	001-50-501-519-000-603400
Additional services pending		20,000	
Total FY2025 Operational Expenditures		\$209,821.52	

Kone will provide ongoing maintenance and repair services to support the efficient maintenance of City elevators. This will help protect the City's investment and ensure building maintenance reliability. Having a trusted vendor in place will ensure the safety of the City's employees and stakeholders.

ANALYSIS: Funds totaling \$114,849.52 will be expended from Account Nos. 001-90-000-519-000-604620 in the amount of \$44,200 entitled "Non-Departmental R&M Building"; 410-90-000-533-000-604620 in the amount of \$66,300 entitled "Utilities-R&M Buildings" and 001-50-501-519-150-603400 in the amount of \$4,349.52 entitled "Building Maintenance-R&M Buildings". Additional expenditures totaling \$20,000 will be expended from Account No. 001-50-501-519-000-603400 entitled "Building Maintenance-R&M Building".

**CITY OF MIRAMAR
MIRAMAR, FLORIDA**

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF MIRAMAR, FLORIDA, APPROVING THE RATIFICATION OF THE EMERGENCY PURCHASES OF DOOR LOCK MONITORING DEVICES AND UNDERGROUND COMMUNICATION CABLE FROM KONE, INC., IN THE AMOUNT OF \$114,849.52, AND ADDITIONAL PURCHASES OF \$20,000 FOR A TOTAL EXPENDITURE OF \$209,821.52 DURING FISCAL YEAR 2025; UTILIZING OMNIA PARTNERS CONTRACT NO. EV2516 ENTITLED ELEVATOR AND ESCALATOR MAINTENANCE AND REPAIR SERVICES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Public Works Department Building Maintenance is responsible for the maintenance and repair of all City elevators; and

WHEREAS, during FY2025, the Public Works Department requested quotes for maintenance and repair parts and services from Kone and Purchase Order Nos. 251661, 251426, and 250913 for \$74,972 were encumbered; and

WHEREAS, expenditures to date with Kone total \$73,714.05; and

WHEREAS, in May 2025, City staff was advised that the elevators at Fire Station 84, Ansin Sports Complex, Wastewater Reclamation Facility Buildings "A," "L" and the East Water Treatment Plant were in non-compliance with Florida Building Code, Section 8.6.1.6.1, which mandates compliance with ASME A17.3-2015, the Safety Code for Existing Elevators and Escalators; and

WHEREAS, staff was further advised the State of Florida deadline to bring all elevators into compliance was no later than August 2025; and

Reso. No. _____

WHEREAS, to immediately address the safety issues and bring all elevators into compliance, Public Works staff utilized the Emergency Procurement Determination and Approval, attached hereto as Exhibits “B” and “C” to complete the Door Lock Monitoring Devices, and Cultural Arts Underground Communication Cable from Kone, Inc., for a total combined cost of \$114,849.52; and

WHEREAS, Section 2-412(a)(1) of the City Code provides that all commodities or services purchased by a single department from the same vendor in excess of \$75,000 in fiscal year must be formally approved by the City Commission; and

WHEREAS, Section 2-413 of the City Code provides for purchases made utilizing already competitive agreements of other governmental agencies, or cooperative purchases, such as Omnia Partners Contract No. EV2516 to be exempt from further competitive bidding requirements; and

WHEREAS, ongoing maintenance and repair services to city’s elevators are needed for the remainder of FY2025, totaling \$20,000; and

WHEREAS, the City Manager recommends that the City Commission approve the ratification of the emergency purchases of Door Lock Monitoring Devices for elevators at Fire Station 84, Ansin Sports Complex, Wastewater Reclamation Facility Buildings “A,” “L,” East Water Treatment Plant, and Cultural Arts Underground Communication Cable from Kone, Inc., for a total combined amount of \$114,849.52, attached hereto as Exhibits “B” and “C,” and approval of additional expenditures in the amount of \$20,000, for total expenditures during FY25 in the amount of \$209,821.52, utilizing Omnia Partners Contract No. EV2516, attached hereto as Exhibit “A;” and

WHEREAS, The City Commission deems it to be in the best interest of the citizens and residents of the City of Miramar to approve the ratification of the emergency purchases of Door Lock Monitoring Devices for elevators at Fire Station 84, Ansin Sports Complex, Wastewater Reclamation Facility Buildings “A,” “L,” East Water Treatment Plant, and Cultural Arts Underground Communication Cable from Kone, Inc., for a total combined amount of \$114,849.52; attached hereto as Exhibits “B” and “C,” and approval of additional expenditures in the amount of \$20,000, for total expenditures during FY25 in the amount of \$209,821.52, utilizing Omnia Partners Contract No. EV2516.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF MIRAMAR, FLORIDA AS FOLLOWS:

Section 1: That the foregoing “**WHEREAS**” clauses are ratified and confirmed as being true and correct and are made a specific part of this Resolution.

Section 2: That the City Commission approves ratification of the emergency purchases of Door Lock Monitoring Devices for elevators at Fire Station 84, Ansin Sports Complex, Wastewater Reclamation Facility Buildings “A,” “L,” East Water Treatment Plant, and Cultural Arts Underground Communication Cable from Kone, Inc., for a total combined amount of \$114,849.52; attached hereto as Exhibits “B” and “C,” and approval of additional expenditures in the amount of \$20,000, for total expenditures during FY25 in the amount of \$209,821.52; utilizing Omnia Partners Contract No. EV2516.

Section 3: That the appropriate City officials are authorized to do all things necessary and expedient to carry out the aims of this Resolution.

Section 4: That this Resolution shall take effect immediately upon adoption.

Temp. Reso. No. 8473

8/5/25

8/26/25

PASSED AND ADOPTED this _____ day of _____, _____.

Mayor, Wayne M. Messam

Vice Mayor, Yvette Colbourne

ATTEST:

City Clerk, Denise A. Gibbs

I HEREBY CERTIFY that I have approved
this RESOLUTION as to form:

City Attorney,
Austin Pamies Norris Weeks Powell, PLLC

Requested by Administration

Commissioner Maxwell B. Chambers

Commissioner Avril Cherasard

Vice Mayor Yvette Colbourne

Commissioner Carson Edwards

Mayor Wayne M. Messam

Voted

FACILITY REPAIR CONTRACT**AMENDMENT NO. 1****PROJECT/CONTRACT NO. EV2516 Elevator and Escalator Maintenance and Repair Services
General Services Department**

This amendment is between KANSAS CITY, MISSOURI, a constitutionally chartered municipal corporation (City), and Kone, Inc. (Contractor). The parties amend the Contract entered into on December 1, 2018, as follows:

Sec. 1. Sections Amended. The Contract is amended as follows:

1. Updating Exhibit 3-National Pricing Rates from 2024-2029.

Sec 2. Term of Contract and Additional Periods

- A. Initial Term. The initial term of this Contract shall begin on December 1, 2018, and shall end on November 30, 2029 for a eleven (11) year term. The Manager of Procurement Services is authorized to enter into an amendment of this contract with the CONTRACTOR to extend the term of this contract and time of performance for this contract.
- B. Transition Term. Notwithstanding the expiration of the initial term or any subsequent term or all options to renew, CONTRACTOR and CITY shall continue performance under this Contract until the CITY has a new contract in place with either CONTRACTOR or another provider or until the CITY terminates the Contract.
- C. The products and services which are subject to this Contract may be covered by a separate maintenance agreement (see Exhibit 4). The term of the maintenance agreement shall be governed by that document and may extend beyond the expiration date of this Contract
- D. City funding for this contract is annually appropriated per each department's budget on May 1st of each year. CITY shall not have any financial obligations to Contractor under this amendment until the CITY issues a Purchase Order to Contractor. Contractor shall not provide any services in excess of the dollar amount contained in any Purchase Order and Contractor shall not be entitled to any payment in excess of the dollar amount of the Purchase Orders from CITY.

Sec. 2. Sections not Amended. All other sections of the Contract shall remain in full force and effect.

Sec. 3. Authorization. If the amount of the original Contract plus the amount of any amendments to the original Contract total over \$1,200,000.00, then this amendment requires City Council or Park Board authorization. Notwithstanding the foregoing, City Council or Park Board authorization is not required if (1) the total amount of the original Contract plus the amount of any amendments to the original Contract are within ten percent (10%) of the maximum amount authorized by the City Council or the Park Board or (2) a previous ordinance or resolution authorized amendments without further City Council or Park Board approval.

Sec. 4. Effectiveness; Date. This amendment will become effective when all the parties have signed it. The date this amendment is signed by the last party to sign it will be deemed the date of this amendment.

Each party is signing this amendment on the date stated opposite that party's signature.

CONTRACTOR

I hereby certify that I have authority to execute this document on behalf of Contractor

Date: _____

By: Michael Lynch

Title: Key Account Manager

KANSAS CITY, MISSOURI

Date: 6/25/2024


By:  _____
DE6901B73458419...

Title: Chief Procurement Officer-Manager of Procurement



6/25/2024

Approved as to form:

 _____
74DB71E68377481...
Assistant City Attorney

7/2/2024

REQUEST FOR PROPOSAL NO. EV2516

EXHIBIT 3 - NATIONAL PRICING

HOURLY RATES - 2024

CONTRACTOR COMPANY NAME KONE Inc.

INSTRUCTIONS:

1. Provide hourly labor rates to repair, upgrade or modernize elevators, escalators, walkways, wheelchair lifts, platform lifts, and dumbwaiters for all brands, such as but not limited to, Kone, Montgomery, Otis, Schindler, Thyssen Krupp, Dover, Serge, Montgomery, Mälar, Amtech, US Elevator Molar, Motion and Swift and others.
2. NORMAL HOURS: Monday-Friday, 8:00 am - 5:00 pm.
3. OVERTIME: Monday - Friday outside of normal working hours and Saturday.
4. SUNDAYS/HOLIDAYS: Sundays and IUEC recognized holidays

2024		LICENSED MECHANIC			MECHANIC HELPER			Adjuster			List other positions that may be used and the hourly rates. Add additional columns as necessary.		
NAC LOCAL UNION NO	CITY/STATES AND SURROUNDING AREAS	NORMAL HOURS	OVERTIME	SUNDAYS/HOLIDAYS	NORMAL HOURS	OVERTIME	SUNDAYS/HOLIDAYS	NORMAL HOURS	OVERTIME	SUNDAYS/HOLIDAYS	NORMAL HOURS	OVERTIME	SUNDAYS/HOLIDAYS
1	New York, NY, Westport, NJ	\$ 257.31	\$ 437.43	\$ 514.63	\$ 233.68	\$ 397.76	\$ 467.37	\$ 280.36	\$ 476.60	\$ 560.71			
2	Chicago, IL	\$ 256.34	\$ 435.78	\$ 512.68	\$ 216.00	\$ 367.20	\$ 417.39	\$ 279.86	\$ 475.76	\$ 559.72			
3	St. Louis, MO & Evansville, IN	\$ 239.45	\$ 407.07	\$ 478.90	\$ 203.74	\$ 346.37	\$ 407.49	\$ 260.73	\$ 443.25	\$ 521.47			
4	Boston, MA & Portland, ME	\$ 269.47	\$ 458.08	\$ 538.93	\$ 227.31	\$ 386.43	\$ 454.62	\$ 294.52	\$ 500.69	\$ 589.05			
5	Philadelphia, PA	\$ 265.93	\$ 452.09	\$ 531.87	\$ 223.39	\$ 379.76	\$ 431.66	\$ 290.98	\$ 494.67	\$ 581.96			
6	Midland/Norfolk/Wheeling	\$ 237.59	\$ 403.91	\$ 475.18	\$ 201.80	\$ 343.05	\$ 389.94	\$ 258.56	\$ 439.55	\$ 517.11			
7	Baltimore, MD / Hagerstown, MD	\$ 223.66	\$ 380.23	\$ 447.33	\$ 190.23	\$ 323.39	\$ 367.60	\$ 243.41	\$ 413.80	\$ 486.82			
8	San Francisco, CA	\$ 316.23	\$ 537.59	\$ 632.46	\$ 264.44	\$ 449.54	\$ 528.87	\$ 347.13	\$ 590.12	\$ 694.16			
9	Indianapolis/Hartsville, IN	\$ 228.66	\$ 388.72	\$ 457.31	\$ 194.58	\$ 330.79	\$ 376.01	\$ 248.58	\$ 422.58	\$ 497.15			
10	Washington, D.C.	\$ 223.23	\$ 379.48	\$ 446.45	\$ 189.54	\$ 322.22	\$ 366.26	\$ 242.76	\$ 412.70	\$ 485.53			
11	Cincinnati, OH	\$ 221.50	\$ 376.55	\$ 443.00	\$ 189.27	\$ 321.76	\$ 365.74	\$ 240.50	\$ 408.85	\$ 481.00			
12	Easton City, MD & Wichita, KS	\$ 235.47	\$ 400.30	\$ 470.94	\$ 200.48	\$ 340.82	\$ 400.97	\$ 256.27	\$ 435.67	\$ 512.55			
14	Buffalo, NY	\$ 237.62	\$ 403.95	\$ 475.23	\$ 201.37	\$ 342.32	\$ 389.11	\$ 258.71	\$ 439.80	\$ 517.41			
15	Delaware/Green Bay, WI	\$ 244.04	\$ 414.87	\$ 488.08	\$ 207.32	\$ 352.44	\$ 414.64	\$ 265.91	\$ 452.05	\$ 531.82			
16	Bayou Orleans, LA/Jackson, MS	\$ 204.58	\$ 347.78	\$ 409.15	\$ 175.13	\$ 297.72	\$ 338.42	\$ 221.84	\$ 377.12	\$ 443.67			
17	Cleveland, OH	\$ 237.62	\$ 403.95	\$ 475.23	\$ 201.93	\$ 343.28	\$ 390.20	\$ 258.68	\$ 439.76	\$ 517.36			
18	San Antonio, CA/San Diego, CA	\$ 293.92	\$ 499.66	\$ 587.83	\$ 247.01	\$ 419.91	\$ 494.01	\$ 322.02	\$ 547.43	\$ 644.03			
19	Little Rock, AR	\$ 266.53	\$ 453.10	\$ 533.06	\$ 225.64	\$ 383.59	\$ 436.02	\$ 290.53	\$ 493.91	\$ 581.07			
20	Seattle, WA, Spokane, WA & Bangor, ME	\$ 240.90	\$ 409.54	\$ 481.81	\$ 204.49	\$ 347.63	\$ 395.14	\$ 262.51	\$ 446.26	\$ 525.01			
29	Greenville, SC, Knoxville, TN, Knoxville, TN	\$ 218.21	\$ 370.95	\$ 436.41	\$ 188.92	\$ 321.17	\$ 365.07	\$ 240.74	\$ 409.26	\$ 481.48			
21	Dallas/Ft. Worth, TX	\$ 205.35	\$ 349.10	\$ 410.71	\$ 176.19	\$ 299.52	\$ 340.46	\$ 222.57	\$ 378.37	\$ 445.14			
23	Portland, OR	\$ 260.64	\$ 441.09	\$ 521.28	\$ 220.42	\$ 374.71	\$ 440.84	\$ 284.58	\$ 483.78	\$ 569.15			
24	Birmingham, AL	\$ 206.96	\$ 351.83	\$ 413.92	\$ 177.32	\$ 301.44	\$ 342.65	\$ 224.41	\$ 381.49	\$ 448.81			
25	Denver, CO	\$ 220.18	\$ 374.27	\$ 440.32	\$ 187.64	\$ 318.99	\$ 362.59	\$ 239.34	\$ 406.87	\$ 478.68			
27	Madison, WI	\$ 237.62	\$ 403.95	\$ 475.23	\$ 201.37	\$ 342.32	\$ 389.11	\$ 258.71	\$ 439.80	\$ 517.41			
28	Omaha, NE	\$ 221.17	\$ 376.00	\$ 442.35	\$ 189.19	\$ 321.62	\$ 378.38	\$ 240.19	\$ 408.32	\$ 480.38			
30	Memphis, TN	\$ 217.68	\$ 370.81	\$ 435.31	\$ 186.46	\$ 316.98	\$ 372.92	\$ 236.23	\$ 401.59	\$ 472.46			
31	Wichita, KS	\$ 209.37	\$ 355.93	\$ 418.74	\$ 179.24	\$ 304.71	\$ 346.36	\$ 227.16	\$ 386.18	\$ 454.33			
32	Atlanta/Ft. Worth, GA	\$ 221.54	\$ 376.62	\$ 443.09	\$ 189.59	\$ 322.31	\$ 379.19	\$ 240.59	\$ 409.01	\$ 481.19			
33	San Antonio/Corpus Christi/San Antonio, TX	\$ 238.81	\$ 405.97	\$ 477.61	\$ 203.28	\$ 345.58	\$ 406.57	\$ 260.01	\$ 442.02	\$ 520.03			
35	Albany/Vestal, NY (Albany - Local 62)	\$ 229.51	\$ 390.16	\$ 459.02	\$ 193.46	\$ 328.88	\$ 373.83	\$ 249.48	\$ 424.12	\$ 498.97			
36	Denver, ME	\$ 244.82	\$ 416.20	\$ 489.65	\$ 207.07	\$ 352.02	\$ 400.14	\$ 267.22	\$ 454.27	\$ 534.43			
37	Columbus, OH	\$ 221.33	\$ 376.26	\$ 442.65	\$ 188.63	\$ 320.68	\$ 364.51	\$ 240.67	\$ 409.14	\$ 481.35			
38	San Jose City, CA	\$ 223.77	\$ 380.41	\$ 447.54	\$ 191.29	\$ 325.19	\$ 382.58	\$ 243.12	\$ 413.30	\$ 486.74			
39	Providence, RI	\$ 244.00	\$ 414.79	\$ 487.99	\$ 206.50	\$ 351.06	\$ 399.04	\$ 266.10	\$ 452.37	\$ 532.20			
41	Springfield/Hartford, CT	\$ 240.38	\$ 408.64	\$ 480.76	\$ 202.32	\$ 343.94	\$ 390.95	\$ 262.75	\$ 446.68	\$ 525.50			
44	Tampa, FL / South Bend, IN	\$ 240.52	\$ 408.89	\$ 481.04	\$ 204.48	\$ 347.62	\$ 408.96	\$ 261.95	\$ 445.31	\$ 523.90			
45	Albany/Hartford, CT	\$ 223.37	\$ 379.73	\$ 446.74	\$ 190.03	\$ 323.05	\$ 367.20	\$ 243.09	\$ 413.25	\$ 486.18			
46	Grand Cayman (Grand Cayman, KY)	\$ 229.83	\$ 390.72	\$ 459.67	\$ 196.10	\$ 333.37	\$ 392.20	\$ 249.92	\$ 424.86	\$ 499.84			
48	Charleston/Hartford, CT	\$ 233.94	\$ 397.70	\$ 467.89	\$ 199.32	\$ 338.85	\$ 398.64	\$ 254.56	\$ 432.75	\$ 509.12			
49	Portland, ME	\$ 204.04	\$ 346.87	\$ 408.08	\$ 197.03	\$ 334.95	\$ 380.74	\$ 221.30	\$ 376.21	\$ 442.60			
51	Richmond/Portland, ME	\$ 222.46	\$ 378.19	\$ 444.93	\$ 192.01	\$ 326.41	\$ 384.82	\$ 241.64	\$ 410.80	\$ 483.29			
52	Portland, ME	\$ 224.55	\$ 381.73	\$ 449.09	\$ 188.63	\$ 320.67	\$ 377.26	\$ 243.98	\$ 414.77	\$ 487.97			
56	Proctor, B. & Springfield, IL	\$ 239.45	\$ 407.07	\$ 478.90	\$ 186.91	\$ 317.75	\$ 373.83	\$ 280.73	\$ 443.25	\$ 521.47			
59	Wilmington, PA	\$ 238.42	\$ 405.31	\$ 476.84	\$ 210.88	\$ 358.49	\$ 401.49	\$ 260.01	\$ 442.02	\$ 520.03			
61	San Antonio/Birmingham, AL	\$ 229.51	\$ 390.16	\$ 459.02	\$ 187.08	\$ 318.03	\$ 361.50	\$ 249.48	\$ 424.12	\$ 498.97			
63	Oldham, KY, OH	\$ 210.45	\$ 357.77	\$ 420.90	\$ 192.34	\$ 326.98	\$ 384.68	\$ 228.12	\$ 387.81	\$ 466.24			
73	Waco, TX	\$ 225.12	\$ 382.70	\$ 450.24	\$ 183.27	\$ 311.57	\$ 366.55	\$ 244.63	\$ 415.87	\$ 489.26			
74	Tampa, FL	\$ 213.62	\$ 363.15	\$ 427.24	\$ 170.87	\$ 280.48	\$ 341.74	\$ 231.70	\$ 393.88	\$ 463.39			
79	White Rock, AB & Shreveport, LA	\$ 238.97	\$ 406.25	\$ 477.95	\$ 203.54	\$ 346.02	\$ 407.88	\$ 260.22	\$ 442.37	\$ 520.43			
80	Greenville/Knoxville/Durham, NC	\$ 206.47	\$ 351.01	\$ 412.95	\$ 172.32	\$ 292.94	\$ 332.99	\$ 223.94	\$ 380.69	\$ 447.88			
81	San Antonio, TX	\$ 229.41	\$ 390.00	\$ 458.82	\$ 188.63	\$ 320.67	\$ 377.26	\$ 249.46	\$ 424.08	\$ 498.91			
83	Tulsa, OK	\$ 199.92	\$ 339.87	\$ 399.85	\$ 208.44	\$ 354.35	\$ 402.78	\$ 216.21	\$ 367.55	\$ 432.42			
84	Reading/Albany/Hartford/Proctor, B. & Springfield, PA	\$ 238.42	\$ 405.31	\$ 476.84	\$ 202.77	\$ 344.71	\$ 391.83	\$ 260.01	\$ 442.02	\$ 520.03			
85	Wilmington, DE and Reading, PA	\$ 245.94	\$ 418.10	\$ 491.89	\$ 178.75	\$ 303.87	\$ 345.41	\$ 268.12	\$ 455.81	\$ 536.25			
91	New Haven, CT	\$ 277.26	\$ 471.34	\$ 554.52	\$ 233.74	\$ 397.36	\$ 467.48	\$ 303.28	\$ 515.57	\$ 606.55			
93	Chattanooga, TN	\$ 208.67	\$ 354.73	\$ 417.33	\$ 179.91	\$ 305.85	\$ 347.66	\$ 226.31	\$ 384.73	\$ 452.63			
114	Madison, AL	\$ 209.91	\$ 356.84	\$ 419.82	\$ 179.91	\$ 305.85	\$ 359.82	\$ 227.54	\$ 386.81	\$ 455.07			
116	Proctor, B. & Springfield, IL	\$ 267.13	\$ 454.12	\$ 534.25	\$ 225.45	\$ 383.26	\$ 450.90	\$ 291.89	\$ 496.21	\$ 583.78			
131	Albany/Hartford, CT	\$ 228.23	\$ 387.99	\$ 456.46	\$ 194.92	\$ 331.36	\$ 389.84	\$ 248.13	\$ 421.82	\$ 496.26			
132	Albany, NY & Rockford, IL	\$ 253.31	\$ 430.62	\$ 506.62	\$ 214.63	\$ 364.88	\$ 429.27	\$ 276.34	\$ 469.78	\$ 552.68			
133	Albany, NY	\$ 204.50	\$ 347.65	\$ 409.00	\$ 175.53	\$ 298.40	\$ 339.18	\$ 221.60	\$ 376.72	\$ 443.20			
135	Charlotte, NC/Columbia, SC	\$ 207.47	\$ 352.70	\$ 414.95	\$ 177.54	\$ 301.82	\$ 343.08	\$ 225.02	\$ 382.54	\$ 450.05			
138	Proctor, B. & Springfield, IL	\$ 217.81	\$ 455.27	\$ 535.62	\$ 223.90	\$ 380.62	\$ 432.65	\$ 293.60	\$ 499.12	\$ 587.20			
139	Chattanooga, TN	\$ 210.64	\$ 358.09	\$ 421.28	\$ 180.44	\$ 306.75	\$ 348.68	\$ 228.43	\$ 388.33	\$ 456.80			
140	Proctor, B. & Springfield, IL	\$ 225.84	\$ 383.92	\$ 451.67	\$ 192.97	\$ 328.04	\$ 381.93	\$ 243.44	\$ 417.25	\$ 490.88			
24 / 61	Proctor, B. & Springfield, IL	\$ 234.59	\$ 398.80	\$ 469.18	\$ 199.80	\$ 339.66	\$ 399.60	\$ 255.28	\$ 433.97	\$ 510.16			

REQUEST FOR PROPOSAL NO. EV2516

EXHIBIT 3 - NATIONAL PRICING

HOURLY RATES - 2026

CONTRACTOR COMPANY NAME: KONE Inc.

INSTRUCTIONS:

1. Provide hourly/labor rates to repair, upgrade or modernize elevators, escalators, walkways, wheelchair lifts, platform lifts, and dumbwaiters for all brands, such as but not limited to, Kone, Montgomery, Otis, Schindler, Thyssen Krupp, Dover, Serge, Montgomery, Millar, Amtech, US Elevator Molar, Motion and Swift and others.
2. NORMAL HOURS: Monday-Friday, 8:00 am - 5:00 pm.
3. OVERTIME: Monday - Friday outside of normal working hours and Saturday.
4. SUNDAYS/HOLIDAYS: Sundays and I/EC recognized holidays.

2026		LICENSED MECHANIC			MECHANIC HELPER			Adjuster			List other positions that may be used and the hourly rates. Add additional columns as necessary		
RFC LOCAL UNION NO	CITY/CITIES AND SURROUNDING AREAS	NORMAL HOURS	OVERTIME	SUNDAYS/HOLIDAYS	NORMAL HOURS	OVERTIME	SUNDAYS/HOLIDAYS	NORMAL HOURS	OVERTIME	SUNDAYS/HOLIDAYS	NORMAL HOURS	OVERTIME	SUNDAYS/HOLIDAYS
1	New York, NY, Newark, NJ	\$ 275.64	\$ 468.59	\$ 551.28	\$ 250.33	\$ 425.56	\$ 500.84	\$ 300.32	\$ 510.55	\$ 600.65			
2	Chicago, IL	\$ 274.60	\$ 466.82	\$ 549.20	\$ 231.38	\$ 393.33	\$ 447.12	\$ 299.79	\$ 509.64	\$ 599.58			
3	St. Louis, MO & Evansville, IN	\$ 256.51	\$ 436.06	\$ 513.01	\$ 218.26	\$ 371.04	\$ 436.11	\$ 279.30	\$ 474.82	\$ 558.61			
4	Boston, MA & Portland, ME	\$ 288.66	\$ 490.72	\$ 577.32	\$ 243.50	\$ 413.95	\$ 487.00	\$ 315.50	\$ 536.35	\$ 631.00			
5	Philadelphia, PA	\$ 284.87	\$ 484.29	\$ 569.75	\$ 239.30	\$ 406.81	\$ 462.41	\$ 311.71	\$ 529.90	\$ 623.41			
6	Philadelphia/Philadelphia	\$ 254.51	\$ 432.67	\$ 509.03	\$ 216.17	\$ 367.49	\$ 417.72	\$ 276.97	\$ 470.85	\$ 553.95			
7	Baltimore, MD / Hagerstown, MD	\$ 239.60	\$ 407.31	\$ 479.19	\$ 203.78	\$ 346.43	\$ 393.78	\$ 260.75	\$ 443.27	\$ 521.49			
8	San Francisco, CA	\$ 338.75	\$ 575.88	\$ 677.51	\$ 283.27	\$ 481.56	\$ 566.54	\$ 371.85	\$ 632.15	\$ 743.71			
9	Indianapolis/Indianapolis	\$ 244.94	\$ 416.40	\$ 489.88	\$ 208.44	\$ 354.35	\$ 402.79	\$ 266.28	\$ 452.68	\$ 532.16			
10	Washington, D.C.	\$ 239.13	\$ 406.51	\$ 478.25	\$ 203.04	\$ 345.17	\$ 392.35	\$ 260.05	\$ 442.09	\$ 520.11			
11	Cincinnati, OH	\$ 237.27	\$ 403.37	\$ 474.55	\$ 202.75	\$ 344.68	\$ 391.79	\$ 257.63	\$ 437.97	\$ 515.26			
12	Indian City, MO & Wichita, KS	\$ 252.24	\$ 428.81	\$ 504.49	\$ 214.76	\$ 365.10	\$ 429.53	\$ 274.53	\$ 466.70	\$ 549.05			
14	Buffalo, NY	\$ 254.54	\$ 432.72	\$ 509.08	\$ 215.71	\$ 366.70	\$ 416.83	\$ 277.13	\$ 471.12	\$ 554.26			
15	Indianapolis/Green Bay, WI	\$ 261.42	\$ 444.42	\$ 522.84	\$ 222.09	\$ 377.54	\$ 444.17	\$ 284.85	\$ 484.25	\$ 569.70			
16	New Orleans, LA/Ascension, MS	\$ 219.15	\$ 372.55	\$ 438.29	\$ 187.61	\$ 318.93	\$ 362.52	\$ 237.64	\$ 403.98	\$ 475.27			
17	Cleveland, OH	\$ 254.54	\$ 432.72	\$ 509.08	\$ 216.31	\$ 367.73	\$ 417.94	\$ 277.10	\$ 471.08	\$ 554.21			
18	Los Angeles, CA/San Diego, CA	\$ 314.85	\$ 535.25	\$ 629.70	\$ 264.80	\$ 449.82	\$ 529.20	\$ 344.95	\$ 586.42	\$ 689.90			
19	Anderson, AL	\$ 285.51	\$ 485.37	\$ 571.03	\$ 241.71	\$ 410.91	\$ 467.07	\$ 311.23	\$ 529.09	\$ 622.46			
19	Seattle, WA, Spokane, WA & Bellingham, WA	\$ 258.06	\$ 438.70	\$ 516.12	\$ 219.05	\$ 372.39	\$ 423.20	\$ 281.20	\$ 478.04	\$ 562.40			
20	Wichita, KS, Knoxville, TN, Knoxville, TN	\$ 233.75	\$ 397.37	\$ 467.50	\$ 202.38	\$ 344.04	\$ 391.07	\$ 257.89	\$ 438.41	\$ 515.77			
21	Dallas/Ft. Worth, TX	\$ 219.98	\$ 373.97	\$ 439.96	\$ 188.74	\$ 320.85	\$ 364.71	\$ 238.42	\$ 405.32	\$ 476.85			
22	Portland, OR	\$ 279.21	\$ 474.65	\$ 558.41	\$ 236.12	\$ 401.40	\$ 472.24	\$ 304.84	\$ 518.23	\$ 609.68			
24	Birmingham, AL	\$ 221.70	\$ 376.89	\$ 443.40	\$ 189.95	\$ 322.91	\$ 367.05	\$ 240.39	\$ 408.66	\$ 480.78			
25	Denver, CO	\$ 235.84	\$ 400.93	\$ 471.68	\$ 201.01	\$ 341.71	\$ 388.42	\$ 256.38	\$ 435.85	\$ 512.77			
27	Rochester, NY	\$ 254.54	\$ 432.72	\$ 509.08	\$ 215.71	\$ 366.70	\$ 416.83	\$ 277.13	\$ 471.12	\$ 554.26			
28	Greenville, NC	\$ 236.93	\$ 402.78	\$ 473.86	\$ 202.66	\$ 344.53	\$ 405.33	\$ 257.30	\$ 437.40	\$ 514.59			
30	Memphis, TN	\$ 233.16	\$ 396.37	\$ 466.32	\$ 199.74	\$ 339.56	\$ 399.48	\$ 253.05	\$ 430.19	\$ 506.11			
31	Houston, TX	\$ 224.28	\$ 381.78	\$ 448.57	\$ 192.01	\$ 326.41	\$ 371.03	\$ 243.34	\$ 413.68	\$ 486.69			
32	Atlanta/Fulton County, GA	\$ 237.32	\$ 403.45	\$ 474.64	\$ 203.10	\$ 345.27	\$ 406.20	\$ 257.73	\$ 438.14	\$ 515.46			
33	Orlando/Orlando/Orlando City, FL	\$ 255.82	\$ 434.89	\$ 511.63	\$ 217.76	\$ 370.20	\$ 435.53	\$ 278.53	\$ 473.51	\$ 557.07			
35	Atlanta/Atlanta, GA (Albany - Local 82)	\$ 245.86	\$ 417.95	\$ 491.71	\$ 207.24	\$ 352.30	\$ 400.46	\$ 267.25	\$ 454.33	\$ 534.51			
36	Boston, MA	\$ 262.26	\$ 445.84	\$ 524.52	\$ 221.82	\$ 377.10	\$ 428.64	\$ 286.25	\$ 486.62	\$ 572.00			
37	Columbus, OH	\$ 237.09	\$ 403.06	\$ 474.18	\$ 202.07	\$ 343.52	\$ 390.47	\$ 257.81	\$ 438.20	\$ 515.43			
38	San Jose City, CA	\$ 239.71	\$ 407.51	\$ 479.42	\$ 204.91	\$ 348.35	\$ 409.83	\$ 260.43	\$ 442.74	\$ 520.87			
39	Philadelphia, PA	\$ 261.37	\$ 444.34	\$ 522.75	\$ 221.21	\$ 376.06	\$ 427.46	\$ 285.05	\$ 484.59	\$ 570.10			
41	Springfield/Worcester, MA	\$ 257.50	\$ 437.75	\$ 515.00	\$ 218.73	\$ 368.43	\$ 418.79	\$ 281.47	\$ 478.49	\$ 562.93			
44	Tulsa, OK / South Bend, IN	\$ 257.65	\$ 438.01	\$ 515.30	\$ 219.05	\$ 372.39	\$ 438.09	\$ 280.61	\$ 477.03	\$ 561.21			
45	Indianapolis/Indianapolis, OH	\$ 239.28	\$ 406.78	\$ 478.56	\$ 203.56	\$ 346.05	\$ 393.35	\$ 260.40	\$ 442.68	\$ 520.80			
46	Grand Green (Rock Island, IL, Davenport, IA)	\$ 246.20	\$ 418.55	\$ 492.41	\$ 210.07	\$ 357.11	\$ 420.13	\$ 267.72	\$ 455.12	\$ 535.44			
46	Charleston/Charleston, WV	\$ 250.61	\$ 426.03	\$ 501.21	\$ 213.52	\$ 362.98	\$ 427.04	\$ 272.69	\$ 463.58	\$ 545.38			
49	Jacksonville, FL	\$ 218.57	\$ 371.57	\$ 437.15	\$ 211.06	\$ 358.81	\$ 407.85	\$ 237.06	\$ 403.00	\$ 474.12			
51	Richmond/Richmond, VA	\$ 238.31	\$ 405.13	\$ 476.62	\$ 205.68	\$ 349.66	\$ 411.37	\$ 258.86	\$ 440.06	\$ 517.71			
52	Richland, VA	\$ 240.54	\$ 408.92	\$ 481.08	\$ 202.06	\$ 343.51	\$ 404.13	\$ 261.36	\$ 444.32	\$ 522.73			
55	Phoenix, AZ & Springfield, IL	\$ 256.51	\$ 436.06	\$ 513.01	\$ 200.23	\$ 340.39	\$ 400.46	\$ 279.30	\$ 474.82	\$ 558.61			
59	Hammond, LA	\$ 255.40	\$ 434.18	\$ 510.80	\$ 225.90	\$ 384.02	\$ 436.51	\$ 278.53	\$ 473.51	\$ 557.07			
62	Philadelphia/Philadelphia, NY	\$ 245.86	\$ 417.95	\$ 491.71	\$ 200.40	\$ 340.68	\$ 387.25	\$ 267.25	\$ 454.33	\$ 534.51			
62	Channahon City, IL	\$ 225.44	\$ 383.25	\$ 450.88	\$ 206.04	\$ 350.27	\$ 412.08	\$ 244.37	\$ 415.43	\$ 488.74			
71	Atlanta, FL	\$ 241.15	\$ 409.96	\$ 482.30	\$ 196.33	\$ 333.76	\$ 392.66	\$ 262.05	\$ 445.49	\$ 524.11			
74	Tampa, FL	\$ 228.84	\$ 389.02	\$ 457.67	\$ 183.04	\$ 311.17	\$ 366.08	\$ 248.20	\$ 421.94	\$ 496.40			
79	Little Rock, AR & Shreveport, LA	\$ 251.99	\$ 431.19	\$ 511.99	\$ 218.04	\$ 370.67	\$ 436.08	\$ 278.75	\$ 473.88	\$ 557.50			
80	Greensboro/Raleigh-Durham, NC	\$ 221.18	\$ 376.01	\$ 442.36	\$ 184.59	\$ 313.81	\$ 356.70	\$ 239.89	\$ 407.81	\$ 479.77			
81	San Antonio, TX	\$ 245.75	\$ 417.78	\$ 491.50	\$ 202.06	\$ 343.51	\$ 404.13	\$ 267.22	\$ 454.28	\$ 534.45			
84	Tulsa, OK	\$ 214.16	\$ 364.08	\$ 428.33	\$ 223.29	\$ 379.58	\$ 431.47	\$ 231.61	\$ 393.73	\$ 463.22			
84	Reading/Allentown/Scranton/Wilkes Barre, PA	\$ 225.40	\$ 434.18	\$ 510.80	\$ 217.21	\$ 369.26	\$ 419.74	\$ 278.53	\$ 473.51	\$ 557.07			
85	Tempe, Grand Rapids, MI	\$ 263.46	\$ 447.88	\$ 526.92	\$ 191.48	\$ 325.52	\$ 370.01	\$ 287.22	\$ 488.27	\$ 574.44			
91	West Haven, CT	\$ 297.01	\$ 504.91	\$ 594.02	\$ 250.19	\$ 425.66	\$ 500.78	\$ 324.88	\$ 552.29	\$ 649.76			
93	Chattanooga, TN	\$ 223.53	\$ 380.00	\$ 447.06	\$ 192.73	\$ 327.63	\$ 372.42	\$ 242.43	\$ 412.13	\$ 484.86			
124	Mobile, AL	\$ 224.86	\$ 382.26	\$ 449.72	\$ 192.73	\$ 327.63	\$ 385.45	\$ 243.74	\$ 414.36	\$ 487.48			
128	Memphis, TN	\$ 286.15	\$ 486.46	\$ 572.31	\$ 241.51	\$ 410.56	\$ 483.01	\$ 312.68	\$ 531.56	\$ 625.36			
131	Chattanooga, MA/D. Falls, TN	\$ 244.49	\$ 415.63	\$ 488.97	\$ 208.80	\$ 354.96	\$ 417.80	\$ 265.80	\$ 451.87	\$ 531.61			
132	Madison, WI & Rockford, IL	\$ 271.35	\$ 461.29	\$ 542.70	\$ 229.92	\$ 390.87	\$ 459.84	\$ 296.02	\$ 503.24	\$ 592.04			
133	Austin, TX	\$ 219.07	\$ 372.42	\$ 438.14	\$ 188.03	\$ 319.65	\$ 363.34	\$ 237.38	\$ 403.55	\$ 474.77			
135	Charlottesville/Columbia, SC	\$ 222.25	\$ 377.83	\$ 444.10	\$ 190.19	\$ 323.32	\$ 367.51	\$ 241.05	\$ 409.78	\$ 482.10			
138	Providence, RI	\$ 286.88	\$ 487.70	\$ 573.77	\$ 239.84	\$ 407.73	\$ 463.46	\$ 314.51	\$ 534.67	\$ 629.02			
139	Orlando, FL	\$ 225.64	\$ 383.59	\$ 451.28	\$ 193.29	\$ 328.60	\$ 373.51	\$ 244.70	\$ 415.99	\$ 489.40			
140	Phoenix - Tucson, AZ	\$ 241.92	\$ 411.27	\$ 483.84	\$ 206.71	\$ 351.41	\$ 413.42	\$ 262.97	\$ 446.97	\$ 525.84			
34 / 61	Indianapolis, Lafayette, Terre Haute, IN	\$ 251.30	\$ 427.20	\$ 502.50	\$ 214.03	\$ 363.85	\$ 428.06	\$ 273.46	\$ 464.88	\$ 546.92			

REQUEST FOR PROPOSAL NO. EV2516
EXHIBIT 3 - NATIONAL PRICING
HOURLY RATES - 2027

CONTRACTOR COMPANY NAME: KONE INC.

INSTRUCTIONS:

- 1. Provide hourly labor rates to repair, upgrade or modernize elevators, escalators, walkways, wheelchair lifts, platform lifts, and dumbwaiters for all brands, such as but not limited to, Kone, Montgomery, Otis, Schindler, Thyssen Krupp, Dover, Serge, Montgomery, Millar, Amtech, US Elevator Molar, Motion and Swift and others.
- 2. NORMAL HOURS: Monday-Friday, 8:00 am - 5:00 pm.
- 3. OVERTIME: Monday - Friday outside of normal working hours and Saturday.
- 4. SUNDAYS/HOLIDAYS: Sundays and IUEC recognized holidays.

2027		LICENSED MECHANIC			MECHANIC HELPER			Adjuster			List other positions that may be used and the hourly rates. Add additional columns if necessary.		
NAC LOCAL NUMBER	CITY/STES AND SURROUNDING AREAS	NORMAL HOURS	OVERTIME	SUNDAYS/HOLIDAYS	NORMAL HOURS	OVERTIME	SUNDAYS/HOLIDAYS	NORMAL HOURS	OVERTIME	SUNDAYS/HOLIDAYS	NORMAL HOURS	OVERTIME	SUNDAYS/HOLIDAYS
1	New York, NY, Newark, NJ	\$ 285.29	\$ 484.99	\$ 570.58	\$ 259.08	\$ 440.45	\$ 518.18	\$ 310.83	\$ 528.42	\$ 621.67			
2	Chicago, IL	\$ 284.21	\$ 483.16	\$ 568.42	\$ 239.48	\$ 407.12	\$ 462.77	\$ 310.28	\$ 527.48	\$ 620.57			
3	St. Louis, MO & Evansville, IN	\$ 265.48	\$ 451.32	\$ 530.97	\$ 225.90	\$ 384.02	\$ 451.79	\$ 289.08	\$ 491.44	\$ 578.16			
4	Boston, MA & Portland, ME	\$ 298.76	\$ 507.90	\$ 597.52	\$ 252.02	\$ 428.44	\$ 504.05	\$ 326.54	\$ 555.13	\$ 653.09			
5	Philadelphia, PA	\$ 294.85	\$ 501.24	\$ 589.69	\$ 247.67	\$ 421.04	\$ 478.59	\$ 322.82	\$ 548.45	\$ 645.23			
6	Pittsburgh/Penn/Wheeling	\$ 263.42	\$ 447.82	\$ 526.84	\$ 223.73	\$ 380.35	\$ 432.34	\$ 286.67	\$ 487.31	\$ 573.33			
7	Baltimore, MD /Hagerstown, MD	\$ 247.98	\$ 421.57	\$ 495.96	\$ 210.91	\$ 358.55	\$ 407.56	\$ 269.87	\$ 458.78	\$ 539.75			
8	San Francisco, CA	\$ 350.61	\$ 596.04	\$ 701.22	\$ 293.19	\$ 498.42	\$ 586.37	\$ 384.87	\$ 654.27	\$ 769.73			
9	Ann Arbor/Detroit, MI	\$ 253.52	\$ 430.98	\$ 507.03	\$ 215.74	\$ 366.76	\$ 416.89	\$ 275.60	\$ 468.52	\$ 551.20			
10	Washington, D.C.	\$ 247.50	\$ 420.74	\$ 494.99	\$ 210.14	\$ 357.25	\$ 406.08	\$ 269.16	\$ 457.56	\$ 538.31			
11	Cincinnati, OH	\$ 245.58	\$ 417.48	\$ 491.16	\$ 209.85	\$ 358.74	\$ 405.50	\$ 266.85	\$ 453.30	\$ 533.29			
12	Kansas City, MO & Wichita, KS	\$ 261.07	\$ 443.82	\$ 522.14	\$ 222.28	\$ 377.87	\$ 444.56	\$ 284.14	\$ 483.03	\$ 568.27			
14	Buffalo, NY	\$ 263.45	\$ 447.86	\$ 526.90	\$ 223.26	\$ 379.54	\$ 431.42	\$ 286.83	\$ 487.61	\$ 573.66			
15	Milwaukee/Green Bay, WI	\$ 270.57	\$ 459.97	\$ 541.14	\$ 229.86	\$ 390.76	\$ 459.72	\$ 294.82	\$ 501.19	\$ 589.64			
16	New Orleans, LA/Jackson, MS	\$ 226.82	\$ 385.59	\$ 453.63	\$ 194.17	\$ 330.09	\$ 375.21	\$ 245.95	\$ 418.12	\$ 491.91			
17	Cleveland, OH	\$ 263.45	\$ 447.86	\$ 526.90	\$ 223.88	\$ 380.66	\$ 432.62	\$ 286.80	\$ 487.57	\$ 573.61			
18	Los Angeles, CA/San Diego, CA	\$ 325.87	\$ 553.98	\$ 651.74	\$ 273.86	\$ 465.56	\$ 547.72	\$ 357.02	\$ 606.94	\$ 714.05			
19	Honolulu, HI	\$ 295.51	\$ 502.36	\$ 591.01	\$ 250.17	\$ 425.29	\$ 483.42	\$ 322.12	\$ 547.61	\$ 644.14			
19	Seattle, WA, Spokane, WA & Billings, MT	\$ 267.09	\$ 454.06	\$ 534.19	\$ 226.72	\$ 385.42	\$ 438.10	\$ 291.04	\$ 494.78	\$ 582.09			
20	Quincy, IL, Nashville, TN, Knoxville, TN	\$ 241.93	\$ 411.28	\$ 483.86	\$ 209.46	\$ 356.08	\$ 404.75	\$ 266.91	\$ 453.75	\$ 533.82			
21	Waukegan, WI	\$ 227.68	\$ 387.06	\$ 459.36	\$ 195.34	\$ 332.08	\$ 377.47	\$ 246.77	\$ 419.50	\$ 493.53			
23	Portland, OR	\$ 288.98	\$ 491.26	\$ 577.95	\$ 244.38	\$ 415.45	\$ 488.77	\$ 315.51	\$ 536.37	\$ 631.03			
24	Birmingham, AL	\$ 229.48	\$ 390.09	\$ 458.92	\$ 196.60	\$ 334.22	\$ 379.90	\$ 248.80	\$ 422.96	\$ 497.61			
25	Denver, CO	\$ 244.09	\$ 414.96	\$ 488.19	\$ 208.04	\$ 353.87	\$ 402.01	\$ 265.38	\$ 451.11	\$ 530.72			
27	Madison, WI	\$ 263.45	\$ 447.86	\$ 526.90	\$ 223.26	\$ 379.54	\$ 431.42	\$ 286.83	\$ 487.61	\$ 573.66			
38	Omaha, NE	\$ 245.22	\$ 416.87	\$ 490.44	\$ 209.76	\$ 356.58	\$ 419.51	\$ 266.30	\$ 452.71	\$ 532.60			
40	Memphis, TN	\$ 241.32	\$ 410.24	\$ 482.64	\$ 206.73	\$ 351.45	\$ 413.47	\$ 261.91	\$ 445.25	\$ 523.82			
41	Indianapolis, IN	\$ 232.13	\$ 394.63	\$ 464.27	\$ 198.73	\$ 337.84	\$ 384.02	\$ 251.86	\$ 428.16	\$ 503.72			
42	Atlanta/Farmers, GA	\$ 245.63	\$ 417.57	\$ 491.26	\$ 210.21	\$ 357.35	\$ 420.41	\$ 266.75	\$ 453.48	\$ 533.50			
43	New Mexico/Albuquerque, NM	\$ 264.77	\$ 450.11	\$ 529.54	\$ 225.38	\$ 383.15	\$ 450.77	\$ 288.28	\$ 490.08	\$ 576.57			
45	Albany, NY (Albany - local 82)	\$ 254.46	\$ 432.58	\$ 508.92	\$ 214.49	\$ 364.63	\$ 414.47	\$ 276.61	\$ 470.23	\$ 553.21			
46	San Francisco, CA	\$ 271.44	\$ 461.45	\$ 542.88	\$ 229.19	\$ 390.29	\$ 443.64	\$ 296.27	\$ 503.65	\$ 592.13			
47	Columbus, OH	\$ 245.39	\$ 417.16	\$ 490.78	\$ 209.14	\$ 355.54	\$ 404.14	\$ 266.84	\$ 453.63	\$ 533.88			
48	San Jose, CA	\$ 248.10	\$ 421.77	\$ 496.20	\$ 212.09	\$ 360.55	\$ 424.17	\$ 269.55	\$ 458.24	\$ 539.10			
49	Phoenix, AZ	\$ 270.52	\$ 459.89	\$ 541.04	\$ 228.95	\$ 389.22	\$ 442.42	\$ 295.03	\$ 501.55	\$ 590.06			
41	Springfield/Meriden, CT	\$ 266.51	\$ 453.07	\$ 531.02	\$ 224.31	\$ 381.33	\$ 433.45	\$ 291.32	\$ 495.24	\$ 582.63			
44	Greenville/Spartanburg, SC	\$ 266.67	\$ 453.34	\$ 533.34	\$ 226.71	\$ 385.41	\$ 453.42	\$ 290.43	\$ 493.73	\$ 580.86			
45	Albany, NY (Albany - local 82)	\$ 247.66	\$ 421.02	\$ 491.31	\$ 210.69	\$ 358.17	\$ 407.12	\$ 269.52	\$ 458.18	\$ 539.03			
46	Grand Cayman (Rock Island, B. Devonport, B.)	\$ 254.82	\$ 433.20	\$ 509.64	\$ 217.42	\$ 369.61	\$ 434.83	\$ 277.09	\$ 471.05	\$ 554.18			
48	Charleston/Beaufort, NC	\$ 259.38	\$ 440.94	\$ 518.75	\$ 220.99	\$ 375.69	\$ 441.98	\$ 282.24	\$ 479.80	\$ 564.47			
49	Jacksonville, FL	\$ 226.22	\$ 384.18	\$ 452.45	\$ 218.45	\$ 371.37	\$ 422.13	\$ 245.38	\$ 417.11	\$ 490.71			
51	Richmond/Beaufort, VA	\$ 246.65	\$ 416.31	\$ 493.30	\$ 212.88	\$ 361.90	\$ 425.76	\$ 267.92	\$ 455.46	\$ 535.83			
52	Wilmington, NC	\$ 248.96	\$ 423.23	\$ 497.92	\$ 209.14	\$ 355.53	\$ 418.27	\$ 270.11	\$ 459.87	\$ 541.02			
55	Provo, UT & Springfield, IL	\$ 265.48	\$ 451.32	\$ 530.97	\$ 207.24	\$ 352.30	\$ 414.47	\$ 289.08	\$ 491.44	\$ 578.16			
59	Harrisburg, PA	\$ 264.34	\$ 449.38	\$ 528.68	\$ 233.80	\$ 397.46	\$ 451.78	\$ 288.28	\$ 490.08	\$ 576.57			
62	San Jose/Bay Area, CA	\$ 254.46	\$ 432.58	\$ 508.92	\$ 207.41	\$ 352.61	\$ 400.80	\$ 276.61	\$ 470.23	\$ 553.21			
63	Oklahoma City, OK	\$ 233.33	\$ 396.66	\$ 466.66	\$ 213.25	\$ 362.53	\$ 426.50	\$ 252.92	\$ 429.97	\$ 505.84			
71	Albany, NY	\$ 249.59	\$ 424.31	\$ 499.18	\$ 203.20	\$ 345.44	\$ 406.40	\$ 271.23	\$ 461.08	\$ 542.45			
74	Tampa, FL	\$ 236.84	\$ 402.64	\$ 473.69	\$ 189.45	\$ 322.06	\$ 378.89	\$ 256.88	\$ 436.70	\$ 513.77			
79	Little Rock, AR & Shreveport, LA	\$ 264.95	\$ 450.42	\$ 529.91	\$ 225.67	\$ 383.64	\$ 451.34	\$ 288.51	\$ 490.46	\$ 577.02			
80	Greensboro/Raleigh/Durham, NC	\$ 228.92	\$ 389.17	\$ 457.84	\$ 191.05	\$ 324.79	\$ 369.18	\$ 248.28	\$ 422.08	\$ 496.57			
81	San Antonio, TX	\$ 254.35	\$ 432.40	\$ 508.70	\$ 209.14	\$ 355.53	\$ 418.27	\$ 276.58	\$ 470.18	\$ 553.15			
83	Provo, UT	\$ 221.66	\$ 376.82	\$ 443.32	\$ 231.10	\$ 392.87	\$ 446.57	\$ 289.71	\$ 487.51	\$ 579.43			
84	Washington/Montgomery/Scrampton/Wilkes Barre, PA	\$ 264.34	\$ 449.38	\$ 528.68	\$ 224.82	\$ 382.19	\$ 434.43	\$ 288.28	\$ 490.08	\$ 576.57			
85	Springfield, Grand Rapids, MI	\$ 272.68	\$ 463.56	\$ 545.36	\$ 198.18	\$ 336.91	\$ 382.96	\$ 297.27	\$ 505.36	\$ 594.55			
91	New Haven, CT	\$ 307.40	\$ 522.59	\$ 614.81	\$ 259.15	\$ 440.56	\$ 518.30	\$ 336.25	\$ 571.62	\$ 672.50			
93	Chattanooga, TN	\$ 231.35	\$ 393.30	\$ 462.70	\$ 199.47	\$ 339.10	\$ 385.45	\$ 250.92	\$ 426.56	\$ 501.83			
124	Mobile, AL	\$ 232.73	\$ 395.64	\$ 465.46	\$ 199.47	\$ 339.10	\$ 398.94	\$ 252.27	\$ 428.86	\$ 504.55			
126	Memphis, TN	\$ 296.17	\$ 503.49	\$ 592.34	\$ 249.96	\$ 424.93	\$ 499.91	\$ 323.62	\$ 550.16	\$ 647.25			
131	Albuquerque, NM/Alamo, TX	\$ 253.04	\$ 430.18	\$ 506.09	\$ 216.11	\$ 367.39	\$ 432.22	\$ 275.11	\$ 467.68	\$ 550.21			
132	San Diego, CA & Redford, IL	\$ 280.85	\$ 477.44	\$ 561.69	\$ 237.97	\$ 404.55	\$ 471.94	\$ 306.38	\$ 520.85	\$ 612.76			
133	Albany, NY	\$ 226.74	\$ 385.45	\$ 453.47	\$ 194.61	\$ 330.84	\$ 376.06	\$ 245.68	\$ 417.68	\$ 491.39			
135	Charlotte, NC/Columbia, SC	\$ 230.03	\$ 391.05	\$ 460.06	\$ 196.84	\$ 334.63	\$ 380.37	\$ 249.49	\$ 424.13	\$ 498.97			
138	Springfield, MO	\$ 296.92	\$ 504.77	\$ 593.85	\$ 248.24	\$ 422.00	\$ 479.69	\$ 325.52	\$ 553.38	\$ 651.04			
139	Orlando, FL	\$ 233.54	\$ 397.02	\$ 467.08	\$ 200.06	\$ 340.10	\$ 386.59	\$ 253.27	\$ 430.55	\$ 506.53			
140	Phoenix, AZ	\$ 250.39	\$ 425.66	\$ 500.78	\$ 213.94	\$ 363.71	\$ 427.89	\$ 272.12	\$ 462.61	\$ 544.25			
26761	Mobile, AL & Jacksonville, FL	\$ 260.09	\$ 442.10	\$ 520.18	\$ 221.52	\$ 376.59	\$ 443.05	\$ 283.03	\$ 481.16	\$ 566.07			

REQUEST FOR PROPOSAL NO. EV2516

EXHIBIT 3 - NATIONAL PRICING

HOURLY RATES - 2028

CONTRACTOR COMPANY NAME KONE Inc.

INSTRUCTIONS:

1. Provide hourly labor rates to repair, upgrade or modernize elevators, escalators, walkways, wheelchair lifts, platform lifts, and dumbwaiters for all brands, such as but not limited to, Kone, Montgomery, Otis, Schindler, Thyssen Krupp, Dover, Serge, Montgomery, Millar, Amtech, US Elevator Molar, Motion and Swift and others.

2. NORMAL HOURS: Monday-Friday, 8:00 am - 5:00 pm

3. OVERTIME: Monday - Friday outside of normal working hours and Saturday.

4. SUNDAYS/HOLIDAYS: Sundays and IUEC recognized holidays.

		POSITION											
2028		LICENSED MECHANIC			MECHANIC HELPER			Adjuster			List other positions that may be used and the hourly rates. Add additional columns as necessary.		
NREC LOCAL UNION NO	CITY/CITIES AND SURROUNDING AREAS	NORMAL HOURS	OVERTIME	SUNDAYS/HOLIDAYS	NORMAL HOURS	OVERTIME	SUNDAYS/HOLIDAYS	NORMAL HOURS	OVERTIME	SUNDAYS/HOLIDAYS	NORMAL HOURS	OVERTIME	SUNDAYS/HOLIDAYS
1	New York, NY, Newark, NJ	\$ 295.27	\$ 501.97	\$ 590.55	\$ 268.16	\$ 455.87	\$ 536.32	\$ 321.71	\$ 546.91	\$ 643.43			
2	Chicago, IL	\$ 294.16	\$ 500.07	\$ 588.31	\$ 247.86	\$ 421.37	\$ 478.96	\$ 321.14	\$ 545.94	\$ 642.29			
3	St. Louis, MO & Evansville, IN	\$ 274.78	\$ 467.12	\$ 549.55	\$ 233.80	\$ 397.46	\$ 467.00	\$ 299.20	\$ 508.64	\$ 598.39			
4	Boston, MA & Portland, ME	\$ 309.22	\$ 525.67	\$ 618.44	\$ 260.84	\$ 443.43	\$ 521.69	\$ 337.97	\$ 574.56	\$ 675.95			
5	Philadelphia, PA	\$ 305.16	\$ 518.78	\$ 610.33	\$ 256.34	\$ 435.78	\$ 495.35	\$ 333.91	\$ 567.64	\$ 667.81			
6	Philadelphia/Reading/Wilmington	\$ 272.64	\$ 463.49	\$ 545.28	\$ 231.56	\$ 393.66	\$ 447.47	\$ 296.70	\$ 504.39	\$ 593.40			
7	Baltimore, MD / Hagerstown, MD	\$ 256.66	\$ 436.32	\$ 513.32	\$ 218.29	\$ 371.10	\$ 421.82	\$ 279.32	\$ 474.84	\$ 558.64			
8	San Francisco, CA	\$ 367.88	\$ 616.90	\$ 725.76	\$ 303.45	\$ 515.86	\$ 606.89	\$ 398.34	\$ 677.17	\$ 796.68			
9	Minneapolis/St. Paul, MN	\$ 262.39	\$ 446.06	\$ 524.78	\$ 223.29	\$ 379.59	\$ 431.48	\$ 285.25	\$ 484.92	\$ 570.49			
10	Washington, D.C.	\$ 256.16	\$ 435.47	\$ 512.31	\$ 217.50	\$ 369.75	\$ 420.29	\$ 278.58	\$ 473.58	\$ 557.15			
11	Cincinnati, OH	\$ 254.17	\$ 432.10	\$ 508.35	\$ 217.19	\$ 369.23	\$ 419.70	\$ 275.98	\$ 469.16	\$ 551.96			
12	Indianapolis, MO & Wichita, KS	\$ 270.21	\$ 459.36	\$ 540.42	\$ 230.06	\$ 391.30	\$ 460.12	\$ 294.08	\$ 499.94	\$ 588.16			
14	Buffalo, NY	\$ 272.67	\$ 463.54	\$ 545.34	\$ 231.07	\$ 392.82	\$ 446.52	\$ 296.87	\$ 504.68	\$ 593.74			
15	Minneapolis/Porter Bay, WI	\$ 280.04	\$ 476.07	\$ 560.08	\$ 237.90	\$ 404.44	\$ 475.81	\$ 305.14	\$ 518.74	\$ 610.28			
16	New Orleans, LA/Baton Rouge, MS	\$ 234.76	\$ 399.08	\$ 469.51	\$ 200.97	\$ 341.65	\$ 388.34	\$ 254.16	\$ 432.76	\$ 509.13			
17	Cleveland, OH	\$ 272.67	\$ 463.54	\$ 545.34	\$ 231.72	\$ 393.92	\$ 447.76	\$ 296.84	\$ 504.63	\$ 593.68			
18	San Angeles, CA/San Diego, CA	\$ 337.28	\$ 573.37	\$ 674.55	\$ 283.45	\$ 481.86	\$ 566.89	\$ 369.52	\$ 628.18	\$ 739.04			
19	Indianapolis, IN	\$ 305.85	\$ 519.94	\$ 611.70	\$ 258.93	\$ 440.17	\$ 500.34	\$ 333.39	\$ 566.77	\$ 666.79			
20	Seattle, WA, Spokane, WA & Bellingham, WA	\$ 276.44	\$ 469.95	\$ 552.88	\$ 234.65	\$ 398.91	\$ 453.44	\$ 301.23	\$ 512.09	\$ 602.46			
21	Memphis, TN, Nashville, TN, Knoxville, TN	\$ 250.40	\$ 425.68	\$ 500.79	\$ 216.79	\$ 368.15	\$ 418.92	\$ 276.25	\$ 469.63	\$ 552.51			
22	San Antonio, TX	\$ 235.65	\$ 400.60	\$ 471.30	\$ 202.18	\$ 343.71	\$ 390.69	\$ 255.40	\$ 434.19	\$ 510.81			
23	Portland, OR	\$ 299.09	\$ 508.46	\$ 598.18	\$ 252.94	\$ 429.99	\$ 505.87	\$ 326.56	\$ 555.15	\$ 653.11			
24	Memphis, TN	\$ 237.49	\$ 403.74	\$ 474.99	\$ 203.48	\$ 345.91	\$ 393.20	\$ 257.51	\$ 437.77	\$ 515.02			
25	Denver, CO	\$ 252.64	\$ 429.48	\$ 505.27	\$ 215.32	\$ 366.05	\$ 416.08	\$ 274.65	\$ 466.90	\$ 549.29			
27	Buffalo, NY	\$ 272.67	\$ 463.54	\$ 545.34	\$ 231.07	\$ 392.82	\$ 446.52	\$ 296.87	\$ 504.68	\$ 593.74			
28	Chicago, IL	\$ 253.80	\$ 431.46	\$ 507.61	\$ 217.10	\$ 369.07	\$ 434.20	\$ 275.62	\$ 468.56	\$ 551.25			
30	Memphis, TN	\$ 249.76	\$ 424.60	\$ 499.53	\$ 213.97	\$ 363.75	\$ 427.94	\$ 271.08	\$ 460.83	\$ 542.15			
31	Houston, TX	\$ 240.26	\$ 408.44	\$ 480.52	\$ 205.68	\$ 349.66	\$ 397.46	\$ 260.67	\$ 443.15	\$ 521.95			
32	Atlanta/Fulton County, GA	\$ 254.23	\$ 432.18	\$ 508.45	\$ 217.56	\$ 369.86	\$ 435.13	\$ 276.09	\$ 469.35	\$ 552.18			
33	Des Moines/Center Road/Des Moines City, IA	\$ 274.04	\$ 465.86	\$ 548.07	\$ 233.27	\$ 396.56	\$ 466.55	\$ 298.37	\$ 507.23	\$ 596.75			
35	Atlanta/Fulton, GA (Atlanta - South 82)	\$ 263.37	\$ 447.72	\$ 526.73	\$ 222.00	\$ 377.39	\$ 428.98	\$ 286.29	\$ 486.69	\$ 572.58			
36	St. Louis, MO	\$ 280.94	\$ 477.60	\$ 561.88	\$ 237.62	\$ 403.96	\$ 459.17	\$ 306.64	\$ 521.28	\$ 613.27			
37	Columbus, OH	\$ 253.98	\$ 431.76	\$ 507.96	\$ 216.46	\$ 367.98	\$ 418.28	\$ 276.18	\$ 469.50	\$ 552.36			
38	San Luis Obispo, CA	\$ 256.78	\$ 436.53	\$ 513.57	\$ 219.51	\$ 373.16	\$ 439.02	\$ 278.98	\$ 474.27	\$ 557.97			
39	Providence, RI	\$ 279.99	\$ 475.98	\$ 559.98	\$ 236.97	\$ 402.84	\$ 457.91	\$ 305.36	\$ 519.10	\$ 610.71			
41	Springfield/Amherst, MA	\$ 275.84	\$ 468.93	\$ 551.68	\$ 232.16	\$ 394.67	\$ 448.62	\$ 301.51	\$ 512.57	\$ 603.03			
44	Toronto, ON / South Beach, FL	\$ 276.00	\$ 469.21	\$ 552.01	\$ 234.65	\$ 398.90	\$ 469.29	\$ 300.59	\$ 511.01	\$ 601.19			
45	Albany/Troy, NY	\$ 256.33	\$ 435.75	\$ 512.65	\$ 218.06	\$ 370.70	\$ 421.37	\$ 278.95	\$ 474.21	\$ 557.90			
46	Charleston/Beaufort, NC	\$ 263.74	\$ 448.36	\$ 527.48	\$ 225.03	\$ 382.55	\$ 450.05	\$ 286.79	\$ 487.54	\$ 573.57			
48	Charleston/Huntington, WV	\$ 268.46	\$ 456.37	\$ 536.91	\$ 228.73	\$ 388.84	\$ 457.45	\$ 292.11	\$ 496.59	\$ 584.23			
49	Indianapolis, IN	\$ 234.14	\$ 398.04	\$ 468.28	\$ 226.10	\$ 384.37	\$ 436.90	\$ 253.94	\$ 431.71	\$ 507.89			
51	Richmond/Blacksburg, VA	\$ 255.28	\$ 433.98	\$ 510.57	\$ 220.33	\$ 374.57	\$ 440.67	\$ 277.29	\$ 471.40	\$ 554.59			
52	Richmond, VA	\$ 257.67	\$ 438.04	\$ 515.34	\$ 216.45	\$ 367.97	\$ 432.91	\$ 279.98	\$ 475.96	\$ 559.96			
55	Phoenix, AZ & Springfield, IL	\$ 274.78	\$ 467.12	\$ 549.55	\$ 214.49	\$ 364.63	\$ 428.98	\$ 299.20	\$ 508.64	\$ 598.39			
59	Harrisburg, PA	\$ 273.59	\$ 465.11	\$ 547.18	\$ 241.98	\$ 411.37	\$ 467.60	\$ 298.37	\$ 507.23	\$ 596.75			
61	Saratoga Springs/Hamilton, NY	\$ 263.37	\$ 447.72	\$ 526.73	\$ 214.67	\$ 364.95	\$ 414.83	\$ 286.29	\$ 486.69	\$ 572.58			
63	Chattanooga, TN	\$ 241.50	\$ 410.55	\$ 483.00	\$ 220.71	\$ 375.21	\$ 441.43	\$ 261.77	\$ 445.02	\$ 523.55			
71	Albany, NY	\$ 258.33	\$ 439.16	\$ 516.66	\$ 210.31	\$ 357.13	\$ 420.62	\$ 280.72	\$ 477.22	\$ 561.44			
74	Tampa, FL	\$ 245.13	\$ 416.73	\$ 490.27	\$ 196.08	\$ 333.33	\$ 392.16	\$ 265.88	\$ 451.99	\$ 531.75			
79	Little Rock, AR & Shreveport, LA	\$ 274.23	\$ 466.19	\$ 548.45	\$ 233.57	\$ 397.07	\$ 467.14	\$ 298.61	\$ 507.63	\$ 597.21			
80	Greensboro/Raleigh/Durham, NC	\$ 236.93	\$ 402.79	\$ 473.87	\$ 197.74	\$ 336.16	\$ 382.11	\$ 256.97	\$ 436.85	\$ 513.95			
81	San Antonio, TX	\$ 261.25	\$ 447.53	\$ 526.51	\$ 216.45	\$ 367.97	\$ 432.91	\$ 286.26	\$ 486.64	\$ 572.52			
83	Tulsa, OK	\$ 229.42	\$ 390.01	\$ 458.84	\$ 239.19	\$ 406.62	\$ 462.20	\$ 248.10	\$ 421.78	\$ 496.21			
84	Reading/Scranton/Wilkes-Barre, PA	\$ 273.59	\$ 465.11	\$ 547.18	\$ 232.68	\$ 395.56	\$ 449.63	\$ 298.37	\$ 507.23	\$ 596.75			
85	Reading, Grand Rapids MI	\$ 282.23	\$ 479.78	\$ 564.45	\$ 205.12	\$ 348.70	\$ 396.36	\$ 307.68	\$ 523.05	\$ 615.35			
91	New Haven, CT	\$ 318.16	\$ 540.88	\$ 636.33	\$ 268.22	\$ 455.98	\$ 536.45	\$ 348.02	\$ 591.63	\$ 696.03			
93	Chattanooga, TN	\$ 239.45	\$ 407.06	\$ 478.90	\$ 206.45	\$ 350.97	\$ 398.94	\$ 259.70	\$ 441.49	\$ 519.40			
124	Mobile, AL	\$ 240.87	\$ 409.49	\$ 481.75	\$ 206.45	\$ 350.97	\$ 412.91	\$ 261.10	\$ 443.87	\$ 522.21			
126	Memphis, TN	\$ 306.53	\$ 521.11	\$ 611.07	\$ 258.71	\$ 439.80	\$ 517.42	\$ 334.95	\$ 569.42	\$ 669.90			
131	Indianapolis, IN/ATLANTA, GA	\$ 261.90	\$ 445.23	\$ 523.80	\$ 223.67	\$ 380.25	\$ 447.35	\$ 284.74	\$ 484.05	\$ 569.47			
132	Madison, WI & Rockford, IL	\$ 280.68	\$ 494.15	\$ 581.35	\$ 246.30	\$ 418.70	\$ 492.59	\$ 317.11	\$ 539.08	\$ 634.21			
133	Austin, TX	\$ 234.67	\$ 398.94	\$ 469.34	\$ 201.42	\$ 342.42	\$ 389.22	\$ 254.29	\$ 432.30	\$ 508.58			
135	Charleston, NC/Columbia, SC	\$ 238.08	\$ 404.74	\$ 476.16	\$ 203.73	\$ 346.35	\$ 393.69	\$ 258.22	\$ 438.97	\$ 516.44			
138	Springfield, MA	\$ 307.32	\$ 522.44	\$ 614.63	\$ 256.93	\$ 436.77	\$ 496.47	\$ 336.91	\$ 572.75	\$ 673.82			
139	Orlando, FL	\$ 241.71	\$ 410.91	\$ 483.42	\$ 207.06	\$ 352.00	\$ 400.12	\$ 262.13	\$ 445.62	\$ 524.26			
140	Phoenix - Tucson, AZ	\$ 259.15	\$ 440.56	\$ 518.30	\$ 221.43	\$ 376.44	\$ 442.87	\$ 281.65	\$ 478.80	\$ 563.30			
14 / 61	Indianapolis, Lafayette - Terre Haute, IN	\$ 269.20	\$ 457.63	\$ 538.39	\$ 229.28	\$ 389.77	\$ 458.55	\$ 292.94	\$ 498.00	\$ 585.88			

REQUEST FOR PROPOSAL NO. EV2536
EXHIBIT 3 - NATIONAL PRICING
HOURLY RATES - 2029

CONTRACTOR COMPANY NAME: KONE Inc.

INSTRUCTIONS:

1. Provide hourly labor rates to repair, upgrade or modernize elevators, escalators, walkways, wheelchair lifts, platform lifts, and dumbwaiters for all brands, such as but not limited to, Kone, Montgomery, Otis, Schindler, Thyssen Krupp, Dover, Serge, Montgomery, Muller, Amtech, US Elevator Molar, Motion and Swift and others.
2. NORMAL HOURS: Monday-Friday, 8.00 am - 5.00 pm.
3. OVERTIME: Monday - Friday outside of normal working hours and Saturday.
4. SUNDAYS/HOLIDAYS: Sundays and all recognized holidays.

		POSITION											List other positions that may be used and the hourly rates. Add additional columns as necessary.		
2029		LICENSED MECHANIC			MECHANIC HELPER			Adjuster							
REC LOCAL UNION NO	CITY/CITIES AND SURROUNDING AREAS	NORMAL HOURS	OVERTIME	SUNDAYS/HOLIDAYS	NORMAL HOURS	OVERTIME	SUNDAYS/HOLIDAYS	NORMAL HOURS	OVERTIME	SUNDAYS/HOLIDAYS					
1	New York, NY, New Jersey, NJ	\$ 305.61	\$ 519.93	\$ 611.22	\$ 277.54	\$ 471.82	\$ 555.09	\$ 332.97	\$ 566.06	\$ 665.95					
2	Chicago, IL	\$ 304.45	\$ 517.57	\$ 608.90	\$ 256.54	\$ 436.12	\$ 495.73	\$ 332.38	\$ 565.05	\$ 664.77					
3	St. Louis, MO & Evansville, IN	\$ 284.39	\$ 483.47	\$ 568.79	\$ 241.98	\$ 411.37	\$ 483.97	\$ 309.67	\$ 526.44	\$ 619.34					
4	Boston, MA & Portland, ME	\$ 320.04	\$ 544.07	\$ 640.08	\$ 269.97	\$ 458.95	\$ 539.95	\$ 349.80	\$ 594.67	\$ 699.61					
5	Philadelphia, PA	\$ 315.85	\$ 536.94	\$ 631.69	\$ 265.31	\$ 451.03	\$ 512.68	\$ 345.58	\$ 587.51	\$ 691.19					
6	Providence/Rhode Island, RI	\$ 282.18	\$ 479.71	\$ 564.37	\$ 239.67	\$ 407.44	\$ 463.13	\$ 307.88	\$ 522.04	\$ 614.17					
7	Baltimore, MD / Hagerstown, MD	\$ 265.64	\$ 451.59	\$ 531.29	\$ 225.93	\$ 384.09	\$ 436.59	\$ 289.10	\$ 491.46	\$ 578.19					
8	San Francisco, CA	\$ 375.58	\$ 638.49	\$ 751.16	\$ 314.07	\$ 533.92	\$ 628.14	\$ 412.78	\$ 700.88	\$ 824.56					
9	Indianapolis/Delaware, IN	\$ 271.57	\$ 461.67	\$ 543.14	\$ 231.11	\$ 392.88	\$ 446.58	\$ 296.23	\$ 501.89	\$ 590.46					
10	Washington, D.C.	\$ 265.12	\$ 450.71	\$ 530.25	\$ 225.11	\$ 382.69	\$ 435.00	\$ 288.33	\$ 490.15	\$ 576.65					
11	Columbus, OH	\$ 263.07	\$ 447.22	\$ 526.14	\$ 224.80	\$ 387.15	\$ 434.39	\$ 285.64	\$ 485.58	\$ 571.27					
12	Boston, MA & Worcester, MA	\$ 279.67	\$ 475.43	\$ 559.33	\$ 238.11	\$ 404.79	\$ 476.22	\$ 304.37	\$ 517.43	\$ 608.75					
14	Buffalo, NY	\$ 282.21	\$ 479.76	\$ 564.43	\$ 239.16	\$ 406.57	\$ 462.14	\$ 307.26	\$ 522.34	\$ 614.52					
15	Wilmington/Green Bay, WI	\$ 289.84	\$ 492.73	\$ 579.69	\$ 246.23	\$ 418.59	\$ 492.46	\$ 315.82	\$ 536.89	\$ 631.64					
16	New Orleans, LA/Thibodaux, MS	\$ 242.97	\$ 413.05	\$ 485.94	\$ 208.00	\$ 353.60	\$ 401.94	\$ 263.47	\$ 447.90	\$ 526.95					
17	Cleveland, OH	\$ 282.21	\$ 479.76	\$ 564.43	\$ 239.83	\$ 407.71	\$ 463.44	\$ 307.23	\$ 522.29	\$ 614.46					
18	San Antonio, CA/San Diego, CA	\$ 349.08	\$ 593.44	\$ 698.16	\$ 293.37	\$ 498.72	\$ 586.73	\$ 382.46	\$ 650.17	\$ 764.91					
19	Anchorage, Alaska	\$ 316.55	\$ 538.14	\$ 633.11	\$ 267.99	\$ 455.58	\$ 517.85	\$ 345.06	\$ 586.51	\$ 690.13					
19	Seattle, WA, Spokane, WA & Billings, MT	\$ 286.12	\$ 486.40	\$ 572.24	\$ 242.87	\$ 412.87	\$ 469.31	\$ 311.77	\$ 530.02	\$ 623.55					
20	Memphis, TN, Nashville, TN, Knoxville, TN	\$ 259.16	\$ 440.57	\$ 518.32	\$ 224.38	\$ 381.45	\$ 433.58	\$ 285.92	\$ 486.07	\$ 571.85					
21	Orlando/ Ft. Worth, TX	\$ 243.80	\$ 414.62	\$ 487.79	\$ 209.26	\$ 356.74	\$ 404.36	\$ 264.34	\$ 449.38	\$ 528.69					
23	Portland, OR	\$ 309.56	\$ 526.25	\$ 619.12	\$ 261.78	\$ 445.04	\$ 523.58	\$ 337.99	\$ 574.58	\$ 675.97					
24	Birmingham, AL	\$ 245.81	\$ 417.87	\$ 491.61	\$ 210.60	\$ 358.02	\$ 406.96	\$ 268.52	\$ 453.09	\$ 533.05					
25	Denver, CO	\$ 261.48	\$ 444.51	\$ 522.96	\$ 222.86	\$ 378.86	\$ 430.65	\$ 284.26	\$ 483.24	\$ 568.52					
27	Madison, WI	\$ 282.21	\$ 479.76	\$ 564.43	\$ 239.16	\$ 406.57	\$ 462.14	\$ 307.26	\$ 522.34	\$ 614.52					
28	Columbus, IN	\$ 262.69	\$ 446.57	\$ 525.37	\$ 224.76	\$ 381.98	\$ 449.39	\$ 285.27	\$ 484.96	\$ 570.14					
30	Memphis, TN	\$ 258.51	\$ 439.46	\$ 517.01	\$ 221.46	\$ 376.48	\$ 442.92	\$ 280.56	\$ 476.96	\$ 561.13					
31	Houston, TX	\$ 248.67	\$ 422.74	\$ 497.34	\$ 212.88	\$ 361.90	\$ 411.37	\$ 269.80	\$ 458.66	\$ 539.60					
32	Atlanta/Savannah, GA	\$ 263.12	\$ 447.31	\$ 526.25	\$ 225.18	\$ 382.80	\$ 450.36	\$ 285.75	\$ 485.78	\$ 571.50					
33	Des Moines/ Cedar Rapids/Jensen City, IA	\$ 283.63	\$ 482.17	\$ 567.26	\$ 241.44	\$ 410.44	\$ 482.87	\$ 308.82	\$ 524.99	\$ 617.63					
35	Albany/Utica, NY (Albany - Local 82)	\$ 272.58	\$ 463.39	\$ 545.17	\$ 229.77	\$ 398.60	\$ 443.99	\$ 296.31	\$ 503.72	\$ 592.62					
36	Detroit, MI	\$ 290.77	\$ 494.31	\$ 581.55	\$ 245.94	\$ 418.09	\$ 475.24	\$ 317.37	\$ 539.53	\$ 634.74					
37	Columbus, OH	\$ 262.87	\$ 446.87	\$ 525.73	\$ 224.04	\$ 380.86	\$ 432.92	\$ 285.84	\$ 485.93	\$ 571.68					
38	San Jose City, UT	\$ 261.77	\$ 451.81	\$ 531.54	\$ 227.19	\$ 386.23	\$ 454.38	\$ 288.75	\$ 490.87	\$ 577.50					
39	Providence, RI	\$ 289.79	\$ 492.64	\$ 579.58	\$ 245.26	\$ 416.94	\$ 473.93	\$ 318.04	\$ 537.27	\$ 632.09					
41	Springfield/Worcester, MA	\$ 285.49	\$ 485.34	\$ 570.99	\$ 240.29	\$ 408.49	\$ 464.32	\$ 312.07	\$ 530.51	\$ 624.13					
44	Toledo, OH / South Bend, IN	\$ 285.68	\$ 485.63	\$ 571.33	\$ 242.86	\$ 412.86	\$ 481.72	\$ 311.11	\$ 528.89	\$ 622.23					
45	Albany/Springfield, OH	\$ 265.30	\$ 451.00	\$ 530.59	\$ 225.69	\$ 383.68	\$ 436.12	\$ 288.71	\$ 490.81	\$ 577.43					
48	Quincy/Cape Cod/ Barnstable, MA	\$ 272.97	\$ 464.05	\$ 545.94	\$ 232.90	\$ 395.93	\$ 465.81	\$ 296.82	\$ 504.60	\$ 593.65					
48	Charleston/Huntington, WV	\$ 277.85	\$ 472.35	\$ 555.70	\$ 236.73	\$ 402.45	\$ 473.46	\$ 302.34	\$ 513.98	\$ 604.68					
49	Jacksonville, FL	\$ 242.34	\$ 411.97	\$ 484.67	\$ 234.01	\$ 397.82	\$ 452.19	\$ 262.83	\$ 446.82	\$ 525.66					
51	Richmond/Charlottesville, VA	\$ 264.22	\$ 449.17	\$ 528.44	\$ 228.04	\$ 387.68	\$ 456.09	\$ 287.00	\$ 487.90	\$ 574.00					
52	Newark, NJ	\$ 266.89	\$ 453.37	\$ 533.38	\$ 224.03	\$ 380.85	\$ 448.00	\$ 289.78	\$ 492.62	\$ 579.55					
55	Proctor, R. & Springfield, IL	\$ 284.39	\$ 483.47	\$ 568.79	\$ 222.00	\$ 377.39	\$ 443.99	\$ 309.67	\$ 526.44	\$ 619.34					
59	Madison, WI	\$ 283.17	\$ 481.39	\$ 566.34	\$ 250.45	\$ 425.77	\$ 483.97	\$ 308.82	\$ 524.99	\$ 617.63					
62	Springfield/Birmingham, AL	\$ 272.58	\$ 463.39	\$ 545.17	\$ 222.19	\$ 377.72	\$ 429.35	\$ 276.31	\$ 503.72	\$ 592.62					
63	Wichita, KS	\$ 249.95	\$ 424.91	\$ 499.90	\$ 228.44	\$ 388.35	\$ 456.88	\$ 270.94	\$ 460.59	\$ 541.87					
71	Alamogordo, FL	\$ 267.37	\$ 454.53	\$ 534.74	\$ 217.67	\$ 370.04	\$ 435.34	\$ 290.54	\$ 493.92	\$ 581.09					
74	Tampa, FL	\$ 251.71	\$ 431.31	\$ 507.43	\$ 202.94	\$ 345.00	\$ 405.88	\$ 275.18	\$ 467.81	\$ 550.36					
79	Little Rock, AR & Shreveport, LA	\$ 283.83	\$ 482.50	\$ 567.65	\$ 241.74	\$ 410.96	\$ 483.49	\$ 309.06	\$ 525.40	\$ 618.11					
80	Greensboro/High Point/Charlotte, NC	\$ 245.23	\$ 416.89	\$ 490.45	\$ 204.66	\$ 347.93	\$ 395.48	\$ 265.97	\$ 452.14	\$ 531.94					
81	San Antonio, TX	\$ 272.47	\$ 463.20	\$ 544.94	\$ 224.03	\$ 380.85	\$ 448.06	\$ 296.28	\$ 503.67	\$ 592.55					
83	Tulsa, OK	\$ 237.45	\$ 403.66	\$ 474.90	\$ 247.56	\$ 420.85	\$ 478.38	\$ 256.79	\$ 436.54	\$ 513.58					
84	Reading/Lancaster/Scranton/Wilkes Barre, PA	\$ 283.17	\$ 481.39	\$ 566.34	\$ 240.83	\$ 409.41	\$ 463.37	\$ 308.82	\$ 524.99	\$ 617.63					
85	Spring, Grand Rapids, MI	\$ 292.10	\$ 496.58	\$ 584.21	\$ 212.30	\$ 360.91	\$ 410.24	\$ 318.45	\$ 541.36	\$ 636.89					
91	New Haven, CT	\$ 329.30	\$ 559.81	\$ 658.60	\$ 277.61	\$ 471.94	\$ 555.22	\$ 360.20	\$ 612.34	\$ 720.40					
93	Chattanooga, TN	\$ 247.83	\$ 421.31	\$ 495.66	\$ 213.68	\$ 363.25	\$ 412.93	\$ 268.79	\$ 456.94	\$ 537.58					
114	Mobile, AL	\$ 248.30	\$ 423.82	\$ 498.61	\$ 213.68	\$ 363.25	\$ 412.93	\$ 270.24	\$ 459.41	\$ 540.48					
116	Portland, ME	\$ 317.26	\$ 539.35	\$ 634.53	\$ 267.76	\$ 455.20	\$ 535.53	\$ 346.67	\$ 589.35	\$ 693.35					
111	Albuquerque, NM/D. Poso, TX	\$ 271.07	\$ 460.81	\$ 542.13	\$ 231.50	\$ 393.55	\$ 463.00	\$ 294.70	\$ 500.99	\$ 589.40					
112	Madison, WI & Rockford, IL	\$ 300.85	\$ 511.45	\$ 601.70	\$ 254.92	\$ 431.36	\$ 509.83	\$ 328.20	\$ 557.95	\$ 656.41					
113	Atlanta, GA	\$ 242.88	\$ 412.90	\$ 485.77	\$ 208.47	\$ 354.40	\$ 402.84	\$ 263.19	\$ 447.43	\$ 526.38					
115	Columbia, SC/Columbia, SC	\$ 246.41	\$ 418.90	\$ 492.83	\$ 210.86	\$ 358.47	\$ 407.47	\$ 267.26	\$ 454.34	\$ 534.51					
118	Providence, RI	\$ 318.07	\$ 540.72	\$ 636.14	\$ 260.92	\$ 452.06	\$ 513.85	\$ 348.70	\$ 592.79	\$ 697.41					
119	Orlando, FL	\$ 250.17	\$ 425.29	\$ 500.34	\$ 214.31	\$ 364.32	\$ 414.12	\$ 271.30	\$ 461.22	\$ 542.61					
140	Phoenix - Tucson, AZ	\$ 268.22	\$ 455.98	\$ 536.44	\$ 229.18	\$ 389.61	\$ 458.37	\$ 291.51	\$ 495.56	\$ 583.01					
14 / 61	Indianapolis, Lafayette, Terre Haute, IN	\$ 278.62	\$ 473.65	\$ 557.23	\$ 237.80	\$ 403.41	\$ 474.60	\$ 303.19	\$ 515.43	\$ 606.38					

City of Miramar
"EMERGENCY" PROCUREMENT DETERMINATION AND APPROVAL

Requested Product/Service:
 Replacement of elevator Door Lock Monitoring
 Safety Devices at five (5) City facilities

Budget Account No.:

001-90-000-519-000-604620 = \$44,200

415-90-000-533-000-604620 = \$66,300

Recommended Vendor(s) if any:

Kone, LLC

Department: Public Works

Contact Person: Aubrey Boyd

Estimated Cost: \$110,500

Date: 06/09/2025

** Completion of this form is required for every "emergency" purchase (procurement) more than \$1000 when an existing, pre-established Miramar contract was not used. See guidance below. The completed form must be submitted to the Director, Procurement Management Department, within three (3) business days of the "emergency" procurement.*

When there is an unforeseen or unanticipated urgent threat to life, health, safety or welfare of the community or public properties that require the immediate purchase of commodities or Services, the City Manager is empowered to waive competitive bidding or competitive proposals and authorize the Chief Procurement Officer to secure by open market procedure, to the extent possible, any commodities or Services, notwithstanding the estimated cost of the commodities or Services, subject to ratification by the City Commission as appropriate..

1. Describe the factual basis of the "emergency" (describe the event).

The elevators at Fire Station 84, Ansin Sports Complex, Wastewater Reclamation Facility Bldgs. "A", "L" and the East Water Treatment Plant requires a Door Lock Monitoring installation. This device is a required safety and regulatory compliance requirement pursuant to the Florida Building Code, Section 8.6.1.6.1, which mandates compliance with ASME A17.3-2015, the Safety Code for Existing Elevators and Escalators. Specifically, this provision requires the installation of a door lock monitoring system to ensure the elevator car does not operate unless the hoistway and car doors are properly closed and secured. The device continuously monitors door position and associated circuits, preventing the elevator from moving while doors are open—greatly enhancing rider safety. The State of Florida deadline to bring all elevators into compliance is no later than August 2025. If this issue is not addressed immediately, all City elevators without the Door Lock monitoring device will fail inspection and violations will be issued to bring them into regulatory compliance. Additionally, continued operation of the elevator in this condition poses safety risks to both passengers and maintenance personnel. Replacing the monitoring device will mitigate these risks, reduce long-term expenses, and ensure the City elevators are in compliance with State Building codes.

2. Why was it not possible to utilize an existing, pre-established Miramar contract?

KONE currently holds a pre-established contract with the City of Miramar (Contract #3652), which supports the selection of this vendor to address the emergency repair needed at the five (5) city facilities. Utilizing this existing contract allows for immediate remediation of the issue, ensuring timely response and continuity of operations while adhering to city procurement protocols. Public Works has reached the \$75,000 spend threshold with KONE and request emergency purchase approval to bring the five (5) elevators into compliance before the August deadline. City Commission ratification of this purchase will be secured no later than September 17, 2025.

City of Miramar
"EMERGENCY" PROCUREMENT DETERMINATION AND APPROVAL

3. Was a purchase requisition for these "emergency" products or services submitted in advance to Procurement? If so, when? If not, why not?

No, KONE notified the City of the August deadline to bring the five (5) elevators into regulatory compliance on May 28, 2025. Staff worked with Budget Department to fund this unforeseen expense. Given the urgency of the situation, any delay or failure to address the safety issue will result in Broward County issuing violations and fines for non-compliance. As previously stated, failure to bring the elevators into compliance will lead to significant safety risks, potentially endangering passengers and maintenance personnel. Furthermore, the City is on notice of this safety requirement and failure to address could expose the city to litigation.

4. Who contacted the vendor during this event and requested the "emergency" product(s) or services that were purchased?

Chief Operating Officer, Shana Coombs, Acting Public Works Director, Kirk Hobson-Garcia, and Senior Facilities Manager, Aubrey Boyd convened to discuss the urgent need to bring the elevators at Fire Station 84, Ansin Sports Complex, Wastewater Reclamation Facility Bldgs. "A", "L" and the East Water Treatment Plant into compliance. Recognizing the critical nature of the issue and the potential safety risks involved, the team agreed that immediate action is required.

5. Did a Department Director or ACM approve the "emergency" purchase at the time they were purchased? If so, who?

At this time, no purchase has been made. This Emergency Request form is currently being prepared and routed for approval by the Acting Director of Public Works, Kirk Hobson-Garcia. This step is part of the City's due diligence process to ensure proper authorization and oversight before initiating any emergency procurement related to the door lock monitoring system repairs. Furthermore, Public Works has reached the \$75,000 spend threshold with KONE and request emergency purchase approval to bring the five (5) elevators into compliance before the August deadline. City Commission ratification of this purchase will be secured no later than September 17, 2025.

6. Describe how the vendor (contractor) was selected to meet this "emergency" situation.

KONE, LLC was selected for this task due to their immediate access to the specialized equipment required to address the elevator safety issues at each facility. The vendor has a proven track record of delivering reliable, timely, and efficient service. As the current service provider for our elevator systems, KONE is already familiar with the equipment and operational needs of our facilities. Their continued involvement ensures a seamless response and helps guarantee that our elevator systems remain safe, fully functional, and compliant with all applicable safety standards.

City of Miramar
"EMERGENCY" PROCUREMENT DETERMINATION AND APPROVAL

7. Describe why this vendor (contractor) was chosen.

KONE, LLC was selected due to their immediate access to the specialized equipment necessary to address the elevator safety issues at each facility. The decision to proceed with KONE is supported by their established track record of providing reliable and efficient service. As the current vendor responsible for servicing the City's elevators citywide, KONE is already familiar with our systems and operational requirements. Their continued involvement ensures consistency, minimizes downtime, and promotes the safe and efficient operation of our elevator systems.

8. From the "procurement" point of view, what would you do differently (or suggest at this time) were this event to happen again ("lessons learned")?

Given the nature of this emergency incident and the urgent need to address the elevators safety issues to ensure the safety of all stakeholders, we would not take a different approach from a procurement standpoint. We believe it is essential for the Procurement team to maintain the flexibility to adapt their processes and procedures in response to emergencies. This adaptability is critical to meeting the demands of urgent circumstances while still upholding the core principles of responsible procurement.

Person who prepared this Determination and document

Name: Aubrey Boyd

Position: Senior Facilities Manager

Department/Program: Public Works/Building Maintenance

Date: 6/10/2025

I hereby certify that the above Determination is accurate and complete to the best of my knowledge and belief.


Department Head Signature

6/11/25
Date

Approved: I hereby approve the above Determination and emergency procurement.


Procurement Director

Date

Ayum, Alicia

From: Gilbert, Kristy M.
Sent: Monday, June 16, 2025 3:52 PM
To: Ayum, Alicia; Chong, Jason D.
Cc: Hobson-Garcia, Kirk
Subject: FW: Ansin Sports Complex - Elevator Repair vs. Modernization - \$33,532.00 vs. \$114,432.00
Attachments: Exhibit 4 Elevator DLM WWRF Building L.pdf; Exhibit 4 Elevator DLM Ansin Sports Complex.pdf; Exhibit 4 Elevator DLM Fire Station 84.pdf; Exhibit 4 Elevator DLM Miramar Waste Water East.pdf; Exhibit 4 Elevator DLM Miramar Waste Water Building A.pdf

Importance: High

Hi Alicia

Per our telephone discussion, see below email related to getting the 5 elevator door lock monitoring systems completed by August to ensure City elevators remain in compliance.

Thank you.



KRISTY GILBERT
Assistant Public Works Director | Public Works
City of Miramar | 13900 Pembroke Road, Bldg. "L", 2nd Floor, Miramar, FL 33027
O: 954.883.6836 | F: 954.602.3750 | kgilbert@miramarfl.gov
Hours: M – Th., 7am – 6pm, F – Closed | www.miramarfl.gov
We Listen. We Care. We Serve!



Please consider the environment before printing this email.

Please note: Florida has a very broad public records law. Most written communications to or from City officials regarding city business are public records, and are available to the public and media upon request. Your email communications, including your email address, may therefore be subject to public disclosure. This message, together with any attachments, is intended only for the addressee. It may contain information which is legally privileged, confidential and exempt from public disclosure. If you have received this email in error, please notify the City of Miramar immediately by return email.

From: Montross Andy <Andy.Montross@kone.com>

Sent: Wednesday, May 28, 2025 12:48 PM

To: Ishmael, Wahid <wishmael@miramarfl.gov>; Hicks, Holly A. <hahicks@miramarfl.gov>; Gilbert, Kristy M. <kgilbert@miramarfl.gov>; Boyd, Aubrey

<aboyd@miramarfl.gov>; Neal, Billy D. <bdneyal@miramarfl.gov>; Hobson-Garcia, Kirk <KFHobson-Garcia@miramarfl.gov>
Cc: Allen, Alicia <aallen@miramarfl.gov>; Coombs, Shana G. <sgcoombs@miramarfl.gov>; Queen, Josh E. <jequen@miramarfl.gov>; Williams, Clarence R. <crwilliams@miramarfl.gov>

Subject: [EXTERNAL] RE: Ansin Sports Complex - Elevator Repair vs. Modernization - \$33,532.00 vs. \$114,432.00

[EXTERNAL EMAIL] Please be cautious

Ensure you trust this sender before clicking on any links or attachments

Thank you Wahid,

To piggy back his comments, there are 5 elevators in the portfolio that need the Door Lock Monitoring installation. I have been sending the same proposal over since 2022. The State of Florida had extended the deadline to August of 2025. What will happen after August is that if the elevator is inspected, the elevator will be tested for compliance. Elevators without Door Lock monitoring will fail the inspection and there will be a violation to be compliant. The elevator wont get a certificate until that violation is resolved. Broward County also has inspectors that will visit the site after the 90 day violation window and will then start to issue fines for non compliance.

There also is a liability issue if there every is a claim for injury on the elevator. The first thing that is requested is the certificate of use and the last inspection records. It creates a liability if a person is injured on the elevator and there is a known violation.

If anyone has any questions, please reach out to me at 954-325-0742.

Andy Montross
Service Sales Manager
3421 Enterprise Way
Miramar, FL 33025
Cell 954-325-0742
Andy.montross@kone.com
KONE Service Center 877-276-8691

From: Ishmael, Wahid <wishmael@miramarfl.gov>

Sent: Wednesday, May 28, 2025 12:40 PM

To: Montross Andy <Andy.Montross@kone.com>; Hicks, Holly A. <hahicks@miramarfl.gov>; Gilbert, Kristy M. <kmgilbert@miramarfl.gov>; Boyd, Aubrey <aboyd@miramarfl.gov>; Neal, Billy D. <bdneyal@miramarfl.gov>; Hobson-Garcia, Kirk <KFHobson-Garcia@miramarfl.gov>
Cc: Allen, Alicia <aallen@miramarfl.gov>; Coombs, Shana G. <sgcoombs@miramarfl.gov>; Queen, Josh E. <jequen@miramarfl.gov>; Williams, Clarence R.



PEOPLE FLOW REPAIR AND UPGRADE PROPOSAL

June 9, 2025

Wahid Ishmael
CITY OF MIRAMAR
13900 PEMBROKE RD
MIRAMAR, FL 33027

KONE Inc.
3421 Enterprise Way
Miramar, FL 33025
Tel (954) 437-4300
www.kone.com
andy.montross@kone.com

Re: Elevator door lock monitoring for Ansin Sports Complex (1) elevator

Exhibit 4

KONE Inc. Proposal to Supply Elevator, Escalator, Moving Walkway Maintenance, Repair, Modernization and Related, Products, Services and Solutions under the U.S. Communities Program utilizing the Terms and Conditions of the City of Kansas City Master Contract (Reference GENRL-EV2516 dated December 1st, 2018)

The parties hereby agree to be bound to the Terms and Conditions of the City of Kansas City Master Contract (Reference GENRL-EV2516 dated December 1st, 2018) ("Contract"), together with those terms and conditions contained in this Exhibit 4 (collectively, "Service Agreement"). In the event of conflict between terms and conditions contained in the Contract and this Exhibit 4, the terms in this Exhibit 4 shall supersede and prevail.

Description of Work

We propose to furnish and install the labor, materials, tools and supervision to perform the following work on the elevator located at Ansin Sports Complex: 10801 Miramar Blvd, Miramar, FL.

KONE will install elevator door lock monitoring device(s), per ASME A17.3-2015 Safety Code for Existing Elevators and Escalator. The device monitors the car door position (open / close) and door circuits, preventing the elevator from leaving the landing while the doors are in the open position.

We will provide the necessary hardware / software logic that will perform the following functions:

- Monitors for shorts across door lock and car gate switch circuits
- Detects door position
- Prevents the car from running once a fault is detected
- Detects failure modes of the Door Lock Monitor (i.e. failed input relays and signals)

If the existing travel cable has insufficient spare wires, a separate proposal will be provided to install an additional traveling cable, to allow for the installation of the elevator door lock monitoring device.

In the event undocumented software changes, undocumented wiring changes, or unanticipated compatibility issues are discovered on any of the equipment covered by this proposal, KONE will stop work and provide Purchaser with a cost proposal for the additional work required to complete the scope of the work outlined above. Following receipt of an executed copy of the additional work proposed, KONE will proceed with and complete the scope of work outlined above in this proposal.



PEOPLE FLOW REPAIR AND UPGRADE PROPOSAL

Labor and Material:

We will utilize an adjuster and mechanic for this work. The adjuster rate per OMNI is \$253.19 and the mechanic is \$233.00.

24 hours x 253.19

12 hours x 233.00

Total labor cost of \$8,872.56

Material and permits: \$13,227.44

Price

Our total price to perform the above-mentioned work amounts to: **\$22,100.00** tax exempt.

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 the date of this proposal.

THE CUSTOMER UNDERSTANDS THAT THIS IS A FIXED PRICE PROPOSAL. SUPPORTING DOCUMENTATION FOR MATERIALS AND/OR LABOR SHALL NOT BE A CONDITION PRECEDENT IN ORDER FOR PAYMENT IN FULL TO BE MADE TO KONE.

The agreed delivery times for the project may need to be extended because of delays caused by measures undertaken to stop the spreading of the Coronavirus (COVID-19) epidemic, such as mandatory holiday extensions and transportation restrictions imposed by authorities, and the availability of personnel, logistics providers and supply chains, due to the epidemic.

Down Payment

The above quoted price is based on a fifty percent (50%) down payment, due before the order will be processed. No material will be ordered, and work shall not commence, until applicable down payment is received.

ACCEPTANCE: The foregoing Agreement is hereby signed and accepted in duplicate on behalf of CITY OF MIRAMAR

Respectfully submitted by,
KONE Inc.

(Signature)

Andy Montross Sales Manager

(Print Name)

(Approved By) Authorized Representative



(Print Title)

Title

Date: ____ / ____ / ____

Date: ____ / ____ / ____

June 9, 2025

Wahid Ishmael
CITY OF MIRAMAR
13900 PEMBROKE RD
MIRAMAR, FL 33027

KONE Inc.
3421 Enterprise Way
Miramar, FL 33025
Tel (954) 437-4300
www.kone.com
andy.montross@kone.com

Re: Elevator door lock monitoring for Fire Station 84 (1) elevator

Exhibit 4

KONE Inc. Proposal to Supply Elevator, Escalator, Moving Walkway Maintenance, Repair, Modernization and Related, Products, Services and Solutions under the U.S. Communities Program utilizing the Terms and Conditions of the City of Kansas City Master Contract (Reference GENRL-EV2516 dated December 1st, 2018)

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Description of Work

We propose to furnish and install the labor, materials, tools and supervision to perform the following work on the elevator located at Fire Station 84: 14801 SW 27th St, Miramar, FL.

KONE will install elevator door lock monitoring device(s), per ASME A17.3-2015 Safety Code for Existing Elevators and Escalator. The device monitors the car door position (open / close) and door circuits, preventing the elevator from leaving the landing while the doors are in the open position.

We will provide the necessary hardware / software logic that will perform the following functions:

- Monitors for shorts across door lock and car gate switch circuits
- Detects door position
- Prevents the car from running once a fault is detected
- Detects failure modes of the Door Lock Monitor (i.e. failed input relays and signals)

If the existing travel cable has insufficient spare wires, a separate proposal will be provided to install an additional traveling cable, to allow for the installation of the elevator door lock monitoring device.

In the event undocumented software changes, undocumented wiring changes, or unanticipated compatibility issues are discovered on any of the equipment covered by this proposal, KONE will stop work and provide Purchaser with a cost proposal for the additional work required to complete the scope of the work outlined above. Following receipt of an executed copy of the additional work proposed, KONE will proceed with and complete the scope of work outlined above in this proposal.



PEOPLE FLOW REPAIR AND UPGRADE PROPOSAL

Labor and Material:

We will utilize an adjuster and mechanic for this work. The adjuster rate per OMNI is \$253.19 and the mechanic is \$233.00.

24 hours x 253.19

12 hours x 233.00

Total labor cost of \$8,872.56

Material and permits: \$13,227.44

Price

Our total price to perform the above-mentioned work amounts to: \$22,100.00 tax exempt.

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 the date of this proposal.

THE CUSTOMER UNDERSTANDS THAT THIS IS A FIXED PRICE PROPOSAL. SUPPORTING DOCUMENTATION FOR MATERIALS AND/OR LABOR SHALL NOT BE A CONDITION PRECEDENT IN ORDER FOR PAYMENT IN FULL TO BE MADE TO KONE.

The agreed delivery times for the project may need to be extended because of delays caused by measures undertaken to stop the spreading of the Coronavirus (COVID-19) epidemic, such as mandatory holiday extensions and transportation restrictions imposed by authorities, and the availability of personnel, logistics providers and supply chains, due to the epidemic.

Down Payment

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ACCEPTANCE: The foregoing Agreement is hereby signed and accepted in duplicate on behalf of CITY OF MIRAMAR

Respectfully submitted by,
KONE Inc.

(Signature)

Andy Montross Sales Manager

(Print Name)

(Approved By) Authorized Representative



(Print Title)

Date: ____ / ____ / ____

Title

Date: ____ / ____ / ____

June 9, 2025

Wahid Ishmael
CITY OF MIRAMAR
13900 PEMBROKE RD
MIRAMAR, FL 33027

KONE Inc.
3421 Enterprise Way
Miramar, FL 33025
Tel (954) 437-4300
www.kone.com
andy.montross@kone.com

Re: Elevator door lock monitoring for WWRF Building L (1) elevator

Exhibit 4

KONE Inc. Proposal to Supply Elevator, Escalator, Moving Walkway Maintenance, Repair, Modernization and Related, Products, Services and Solutions under the U.S. Communities Program utilizing the Terms and Conditions of the City of Kansas City Master Contract (Reference GENRL-EV2516 dated December 1", 2018)

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Description of Work

We propose to furnish and install the labor, materials, tools and supervision to perform the following work on the elevator located at WWRF Building L: 13900 Pembroke Rd, Miramar, FL.

KONE will install elevator door lock monitoring device(s), per ASME A17.3-2015 Safety Code for Existing Elevators and Escalator. The device monitors the car door position (open / close) and door circuits, preventing the elevator from leaving the landing while the doors are in the open position.

We will provide the necessary hardware / software logic that will perform the following functions:

- Monitors for shorts across door lock and car gate switch circuits
- Detects door position
- Prevents the car from running once a fault is detected
- Detects failure modes of the Door Lock Monitor (i.e. failed input relays and signals)

If the existing travel cable has insufficient spare wires, a separate proposal will be provided to install an additional traveling cable, to allow for the installation of the elevator door lock monitoring device.

In the event undocumented software changes, undocumented wiring changes, or unanticipated compatibility issues are discovered on any of the equipment covered by this proposal, KONE will stop work and provide Purchaser with a cost proposal for the additional work required to complete the scope of the work outlined above. Following receipt of an executed copy of the additional work proposed, KONE will proceed with and complete the scope of work outlined above in this proposal.



PEOPLE FLOW REPAIR AND UPGRADE PROPOSAL

Labor and Material:

We will utilize an adjuster and mechanic for this work. The adjuster rate per OMNI is \$253.19 and the mechanic is \$233.00.

24 hours x 253.19

12 hours x 233.00

Total labor cost of \$8,872.56

Material and permits: \$13,227.44

Price

Our total price to perform the above-mentioned work amounts to: **\$22,100.00** tax exempt.

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 the date of this proposal.

THE CUSTOMER UNDERSTANDS THAT THIS IS A FIXED PRICE PROPOSAL. SUPPORTING DOCUMENTATION FOR MATERIALS AND/OR LABOR SHALL NOT BE A CONDITION PRECEDENT IN ORDER FOR PAYMENT IN FULL TO BE MADE TO KONE.

The agreed delivery times for the project may need to be extended because of delays caused by measures undertaken to stop the spreading of the Coronavirus (COVID-19) epidemic, such as mandatory holiday extensions and transportation restrictions imposed by authorities, and the availability of personnel, logistics providers and supply chains, due to the epidemic.

Down Payment

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ACCEPTANCE: The foregoing Agreement is hereby signed and accepted in duplicate on behalf of CITY OF MIRAMAR

Respectfully submitted by,
KONE Inc.

(Signature)

Andy Montross Sales Manager

(Print Name)

(Approved By) Authorized Representative



(Print Title)

Date: ____ / ____ / ____

Title

Date: ____ / ____ / ____

June 9, 2025

Bruce Tross
CITY OF MIRAMAR
13900 PEMBROKE RD
MIRAMAR, FL 33027

KONE Inc.
3421 Enterprise Way
Miramar, FL 33025
Tel (954) 437-4300
www.kone.com
andy.montross@kone.com

Re: **Elevator door lock monitoring for Miramar WWRF Building A (1) elevator**

Exhibit 4

KONE Inc. Proposal to Supply Elevator, Escalator, Moving Walkway Maintenance, Repair, Modernization and Related, Products, Services and Solutions under the U.S. Communities Program utilizing the Terms and Conditions of the City of Kansas City Master Contract (Reference GENRL-EV2516 dated December 1st, 2018)

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Description of Work

We propose to furnish and install the labor, materials, tools and supervision to perform the following work on the elevator located at WWRF Building A: 13900 Pembroke Rd, Miramar, FL.

KONE will install elevator door lock monitoring device(s), per ASME A17.3-2015 Safety Code for Existing Elevators and Escalator. The device monitors the car door position (open / close) and door circuits, preventing the elevator from leaving the landing while the doors are in the open position.

We will provide the necessary hardware / software logic that will perform the following functions:

- Monitors for shorts across door lock and car gate switch circuits
- Detects door position
- Prevents the car from running once a fault is detected
- Detects failure modes of the Door Lock Monitor (i.e. failed input relays and signals)

If the existing travel cable has insufficient spare wires, a separate proposal will be provided to install an additional traveling cable, to allow for the installation of the elevator door lock monitoring device.

In the event undocumented software changes, undocumented wiring changes, or unanticipated compatibility issues are discovered on any of the equipment covered by this proposal, KONE will stop work and provide Purchaser with a cost proposal for the additional work required to complete the scope of the work outlined above. Following receipt of an executed copy of the additional work proposed, KONE will proceed with and complete the scope of work outlined above in this proposal.



PEOPLE FLOW REPAIR AND UPGRADE PROPOSAL

Labor and Material:

We will utilize an adjuster and mechanic for this work. The adjuster rate per OMNI is \$253.19 and the mechanic is \$233.00.

24 hours x 253.19

12 hours x 233.00

Total labor cost of \$8,872.56

Material and permits: \$13,227.44

Price

Our total price to perform the above-mentioned work amounts to: **\$22,100.00** tax exempt.

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 the date of this proposal.

THE CUSTOMER UNDERSTANDS THAT THIS IS A FIXED PRICE PROPOSAL. SUPPORTING DOCUMENTATION FOR MATERIALS AND/OR LABOR SHALL NOT BE A CONDITION PRECEDENT IN ORDER FOR PAYMENT IN FULL TO BE MADE TO KONE.

The agreed delivery times for the project may need to be extended because of delays caused by measures undertaken to stop the spreading of the Coronavirus (COVID-19) epidemic, such as mandatory holiday extensions and transportation restrictions imposed by authorities, and the availability of personnel, logistics providers and supply chains, due to the epidemic.

Down Payment

The above quoted price is based on a fifty percent (50%) down payment, due before the order will be processed. No material will be ordered, and work shall not commence, until applicable down payment is received

ACCEPTANCE: The foregoing Agreement is hereby signed and accepted in duplicate on behalf of CITY OF MIRAMAR

Respectfully submitted by,
KONE Inc.

(Signature)

Andy Montross Sales Manager

(Print Name)

(Approved By) Authorized Representative



(Print Title)

Date: ____ / ____ / ____

Title

Date: ____ / ____ / ____

June 9, 2025

Wahid Ishmael
CITY OF MIRAMAR
13900 PEMBROKE RD
MIRAMAR, FL 33027

KONE Inc.
3421 Enterprise Way
Miramar, FL 33025
Tel (954) 437-4300
www.kone.com
andy.montross@kone.com

Re: **Elevator door lock monitoring for Miramar East Water Treatment Plant (1) elevator**

Exhibit 4

KONE Inc. Proposal to Supply Elevator, Escalator, Moving Walkway Maintenance, Repair, Modernization and Related, Products, Services and Solutions under the U.S. Communities Program utilizing the Terms and Conditions of the City of Kansas City Master Contract (Reference GENRL-EV2516 dated December 1st, 2018)

The parties hereby agree to be bound to the Terms and Conditions of the City of Kansas City Master Contract (Reference GENRL-EV2516 dated December 1st, 2018) ("Contract"), together with those terms and conditions contained in this Exhibit 4 (collectively, "Service Agreement"). In the event of conflict between terms and conditions contained in the Contract and this Exhibit 4, the terms in this Exhibit 4 shall supersede and prevail.

Description of Work

We propose to furnish and install the labor, materials, tools and supervision to perform the following work on the elevator located at Miramar East Water Treatment Plant: 2600 SW 66th Terrace, Miramar, FL.

KONE will install elevator door lock monitoring device(s), per ASME A17.3-2015 Safety Code for Existing Elevators and Escalator. The device monitors the car door position (open / close) and door circuits, preventing the elevator from leaving the landing while the doors are in the open position.

We will provide the necessary hardware / software logic that will perform the following functions:

- Monitors for shorts across door lock and car gate switch circuits
- Detects door position
- Prevents the car from running once a fault is detected
- Detects failure modes of the Door Lock Monitor (i.e. failed input relays and signals)

If the existing travel cable has insufficient spare wires, a separate proposal will be provided to install an additional traveling cable, to allow for the installation of the elevator door lock monitoring device.

In the event undocumented software changes, undocumented wiring changes, or unanticipated compatibility issues are discovered on any of the equipment covered by this proposal, KONE will stop work and provide Purchaser with a cost proposal for the additional work required to complete the scope of the work outlined above.

PEOPLE FLOW REPAIR AND UPGRADE PROPOSAL

Following receipt of an executed copy of the additional work proposed, KONE will proceed with and complete the scope of work outlined above in this proposal.

Labor and Material:

We will utilize an adjuster and mechanic for this work. The adjuster rate per OMNI is \$253.19 and the mechanic is \$233.00.

24 hours x 253.19

12 hours x 233.00

Total labor cost of \$6,872.56

Material and permits: \$13,227.44

Price

Our total price to perform the above-mentioned work amounts to: **\$22,100.00** tax exempt. 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 the date of this proposal.

THE CUSTOMER UNDERSTANDS THAT THIS IS A FIXED PRICE PROPOSAL. SUPPORTING DOCUMENTATION FOR MATERIALS AND/OR LABOR SHALL NOT BE A CONDITION PRECEDENT IN ORDER FOR PAYMENT IN FULL TO BE MADE TO KONE.

The agreed delivery times for the project may need to be extended because of delays caused by measures undertaken to stop the spreading of the Coronavirus (COVID-19) epidemic, such as mandatory holiday extensions and transportation restrictions imposed by authorities, and the availability of personnel, logistics providers and supply chains, due to the epidemic.

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ACCEPTANCE: The foregoing Agreement is hereby signed and accepted in duplicate on behalf of CITY OF MIRAMAR

Respectfully submitted by,
KONE Inc.

(Signature)

Andy Montross Sales Manager



(Print Name)

(Approved By) Authorized Representative

(Print Title)

Title

Date: ____ / ____ / ____

Date: ____ / ____ / ____

City of Miramar
"EMERGENCY" PROCUREMENT DETERMINATION AND APPROVAL

Requested Product/Service: <u>Elevator Repair</u>	Department: <u>Cultural Affairs</u>
Purchase Requisition No.: <hr/>	Contact Person: <u>Zakiya Kelley</u>
Recommended Vendor(s) if any: <u>Kone</u>	Estimated Cost: <u>4,400.00</u>
<hr/>	Date: <u>7/14/2025</u>

*** Completion of this form is required for every "emergency" purchase (procurement) in excess of \$5000 when an existing, pre-established Miramar contract was not used. See guidance below. This form must be submitted to the Director, Procurement Management Department, within three (3) business days of the "emergency" procurement.**

* The "emergency" procurement procedure is governed by Section 2-413 of the Miramar Procurement Code. Please refer to it.

* The Code establishes, among other things:

- An "emergency" procurement is justified only when there is an unforeseen or unanticipated urgent and immediate need for goods or Services where the protection of life, health, safety and the welfare of the community or the preservation of public properties would not be possible using any of the other Procurement methods.
- Whenever possible, the Procurement Management Department (PMD) shall be contacted when an "emergency" situation arises, and existing Miramar contracts shall be used, or a "bid waiver" shall be formulated with PMD approval with such competition as is practical under the circumstances, thereby avoiding the need for an "emergency" procurement.
- Whenever practical, approval of the City Manager or Chief Procurement Officer shall be obtained prior to an "emergency" procurement.
- If the nature of the "emergency" prevents either the use of an existing contract, or the formulation of a "bid waiver", the responsible department director shall submit, within three (3) business days of the "emergency" purchase, this written determination and approval as follows:

1. Describe the factual basis of the "emergency" (describe the event).

In Florida, elevators are required in public buildings to ensure accessibility for all, particularly people with disabilities, and to comply with safety regulations, including those for emergency situations. Buildings with more than three stories or a vertical distance of 25 feet between landings typically require at least one passenger elevator, and it must be able to accommodate an ambulance stretcher, according to Florida Statute 399.035. In March of 2025, The main elevator inside the Miramar Cultural Center stopped working. Kone (our current maintenance provider performed an assessment), in which it was found that the elevator is unable to maintain pressure in its hydraulic valve which allows it to move freely from floor to floor. The vendor was properly procured to complete the needed repairs. While making the repairs (July 2025) the vendor discovered that the Cat 5 underground communication cable that is underground had a cable break that stopped communication to the elevator cab from the machine room.

2. Why was it not possible to utilize an existing, pre-established Miramar contract?

This work will be completed by a pre-established Miramar contract, but the contract will exceed the City Manager's threshold and will require Commission approval. The next City Commission meeting is not until September 3, 2025 and repairs cannot wait that amount of time due to the safety significance of not having an operational elevator in a public space.

City of Miramar
"EMERGENCY" PROCUREMENT DETERMINATION AND APPROVAL

3. Was a purchase requisition for these "emergency" products or services submitted in advance to PMD? If so, when? If not, why not?

No because was an unexpected occurrence.

4. Who contacted the vendor during this event and requested the "emergency" product(s) or services that were purchased?

Nikolas Georgatos

5. Did a senior Miramar manager or executive approve the "emergency" purchase at the time they were purchased? If so, who?

Yes. Zakiya Kelley and Camasha Cevieux

6. Describe how the vendor (contractor) was selected to meet this "emergency" situation.
This vendor is contracted to provide maintenance on the elevator.

7. Explain in detail, why this purchase cannot wait until the upcoming Commission meeting to be approved by the City Commission and the City Manager should waive the competitive procurement process at this time.

In Florida, elevators are required in public buildings to ensure accessibility for all, particularly people with disabilities, and to comply with safety regulations, including those for emergency situations. Buildings with more than three stories or a vertical distance of 25 feet between landings typically require at least one passenger elevator, and it must be able to accommodate an ambulance stretcher, according to Florida Statute 399.035

City of Miramar
"EMERGENCY" PROCUREMENT DETERMINATION AND APPROVAL

8. Describe why this particular vendor (contractor) was chosen.
This vendor is contracted to provide maintenance on the elevator.

9. From the "procurement" point of view, what would you do differently (or suggest at this time) were this event to happen again ("lessons learned")? N/A

City of Miramar
"EMERGENCY" PROCUREMENT DETERMINATION AND APPROVAL

I hereby certify that the above Determination is accurate and complete to the best of my knowledge and belief.

<small>DocuSigned by:</small> 	<u>7/14/2025</u>
Department Head Signature	Date

Person who prepared this Determination and document

Name: Zakiya Kelly

Position: Cultural Affairs Assistant Director

Department: Cultural Affairs

Date: 7/14/2025

Approved: I hereby approve the above Determination and emergency procurement.

<small>DocuSigned by:</small> 	<u>7/14/2025</u>
Chief Procurement Officer	Date

Note: In emergency purchases in excess of \$75,000, when there is an unforeseen or unanticipated urgent threat to life, health, safety or welfare of the community or public properties that require the immediate purchase of commodities or Services, the City Manager is empowered to waive competitive bidding or competitive proposals and authorize the Chief Procurement Officer to secure by open market procedure, to the extent possible, any commodities or Services, notwithstanding the estimated cost of the commodities or Services, subject to ratification by the City Commission.