

| Agenda Item | cover sheet

for consideration by the Apex Town Council

Item Type: CONSENT AGENDA

Meeting Date: August 12, 2025

Item Details

Presenter(s): Matt Wetherell, Facilities and Grounds Manager

Department(s): Public Works

Requested Motion

Motion to ratify a (1) one-year service agreement between the KONE, Inc and the Town of Apex, to provide elevator maintenance, repair, and emergency communication services for Mason Street Municipal Building, effective July 1, 2025 through June 30, 2026, and to authorize the Town Manager, or their designee, to execute on behalf of the Town.

Approval Recommended?

Yes

Item Details

This agreement with KONE, Inc. provides the Town with monthly preventative maintenance and emergency communication services for the elevator at the Mason Street Municipal Building. These services include video communication capabilities and 24/7 emergency monitoring, ensuring the elevator remains in compliance with NC Department of Labor requirements. The agreement covers services for the entirety of FY2026.

The maintenance and emergency communication services for the elevator are no longer covered under the building's initial warranty period, and Town staff evaluated alternate service providers. However, due to proprietary communication technology installed in the elevator, other contractors were unable to provide the necessary emergency communication services. As a result, continuing service through KONE, the manufacturer and initial maintenance provider, was necessary.

To avoid a lapse in critical monthly inspections and communication services, staff executed a one-year agreement with KONE at the beginning of July. KONE required use of their standard contract, which includes

indemnification language that limits their liability except in cases of negligence. Agreements that include such indemnification clauses require ratification by Town Council. Town Legal staff has reviewed the agreement and determined the language presents minimal risk and does not preclude Council approval.

The total cost of the one-year agreement is \$8,409.26.

Attachments

- CN5-A1: Agreement Ratification - KONE, Inc. - Elevator Maintenance, Repair, and Emergency Communication Services - Mason Street Building - July 1, 2025 through June 30, 2026

