



Legislation Details (With Text)

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On agenda: 2/14/2024 **Final action:**

Title: Authorize a six-year service price agreement for maintenance and repair services for elevators, escalators, and moving sidewalks for the Building Services Department, Water Utilities Department, and the Department of Aviation - Prestige Elevator Services, LLC, lowest responsible bidder of six - Estimated amount of \$18,390,534.45 - Financing: General Fund (\$460,764.67), Aviation Fund (\$8,500,537.61), Dallas Water Utilities Fund (\$4,000,519.53), and Capital Construction Fund (\$5,428,712.64) (subject to annual appropriations)

Sponsors:

Indexes: 100

Code sections:

Attachments: 1. Resolution

Date	Ver.	Action By	Action	Result
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STRATEGIC PRIORITY: Government Performance & Financial Management

AGENDA DATE: February 14, 2024

COUNCIL DISTRICT(S): All

DEPARTMENT: Office of Procurement Services

EXECUTIVE: Jack Ireland

SUBJECT

Authorize a six-year service price agreement for maintenance and repair services for elevators, escalators, and moving sidewalks for the Building Services Department, Water Utilities Department, and the Department of Aviation - Prestige Elevator Services, LLC, lowest responsible bidder of six - Estimated amount of \$18,390,534.45 - Financing: General Fund (\$460,764.67), Aviation Fund (\$8,500,537.61), Dallas Water Utilities Fund (\$4,000,519.53), and Capital Construction Fund (\$5,428,712.64) (subject to annual appropriations)

BACKGROUND

This action does not encumber funds; the purpose of a service price agreement is to establish firm pricing for services, for a specific term, which are ordered on an as needed basis according to annual budgetary appropriations. The estimated amount is intended as guidance rather than a cap on spending under the agreement, so that actual need combined with the amount budgeted will determine the amount spent under this agreement.

This service price agreement will provide for maintenance and repair services for elevators, escalators, and moving sidewalks for the Building Services Department, Water Utilities Department, and the Department of Aviation. This also includes maintenance audits and value engineering analysis on all city equipment. The City has over 200 lifting devices in numerous facilities spread throughout the community. These are critical to operations and move thousands of employees and citizens each day.

The Texas Administrative Code, Title 16, Part 4, Chapter 74, outlines the responsibilities of the owners for the care, maintenance, reporting, and certification of elevators, escalators, and related equipment. The owner must properly maintain such equipment and have an annual inspection performed on each unit to be certified for operation. This action allows for the continuous maintenance and repair of equipment for safe operation and to achieve annual certifications.

As part of the solicitation process and in an effort to increase competition, the Office of Procurement Services used its procurement system to send out email notifications to vendors registered under relevant commodity codes. To further increase competition, the Office of Procurement Services uses historical solicitation information, the Internet, and vendor contact information obtained from user departments to contact additional vendors.

On November 10, 2015, the City Council authorized a living wage policy that requires contractors to pay their employees a “living wage” rate as established annually by the Massachusetts Institute of Technology Living Wage Calculator for Dallas County by Resolution No. 15-2141. The calculated living wage during the solicitation process of this contract is \$18.24; the selected vendor meets this requirement.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On March 10, 2010, the City Council authorized a six-year service contract for elevator, escalator and moving sidewalk maintenance and repair at various city facilities with NAES Central, Inc. dba United Elevator Service and Texas Independent Elevator by Resolution No. 10-0679.

On May 28, 2014, the City Council authorized supplemental agreement no. 1 to increase the service contract with Otis Elevator Company and Texas Independent Elevator for elevator, escalator and moving sidewalk maintenance and repair at various City facilities by Resolution No. 14-0819.

FISCAL INFORMATION

Fund	FY 2024	FY 2025	Future Years
General Fund	\$ 153,588.20	\$ 153,588.20	\$ 153,588.27
Aviation Fund	\$2,833,512.53	\$2,833,512.54	\$2,833,512.54
Dallas Water Utilities Fund	\$ 374,165.50	\$ 631,795.84	\$2,994,558.19
Capital Construction Fund	\$1,809,570.88	\$1,809,570.88	\$1,809,570.88
Total	\$5,170,837.11	\$5,428,467.46	\$7,791,229.88

M/WBE INFORMATION

In accordance with the City’s Business Inclusion and Development Policy adopted on September 23, 2020, by Resolution No. 20-1430, as amended, the M/WBE participation on this contract is as

follows:

Contract Amount	Procurement Category	M/WBE Goal
\$18,390,534.45	Other Services	N/A
M/WBE Subcontracting %	M/WBE Overall %	M/WBE Overall Participation \$
N/A	N/A	N/A
<ul style="list-style-type: none"> • The Request for Bid method of procurement resulted in the lowest responsive bidders being selected. • Prestige Elevator Services, LLC - Local; Workforce - 0.00% Local 		

PROCUREMENT INFORMATION

Method of Evaluation for Award Type:

Low Bid	<ul style="list-style-type: none"> • Recommended vendor is based on the lowest competitive quoted price, who is also technically and financially capable of performing and completing the contract, and otherwise meets all material specification requirements • Negotiations are not allowed
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The Office of Procurement Services received the following bids from solicitation number BJ23-00021520. We opened them on August 21, 2023. We recommend the City Council award this service price agreement in its entirety to the lowest responsive and responsible bidder.

*Denotes successful bidder

<u>Bidders</u>	<u>Address</u>	<u>Amount</u>
*Prestige Elevator Services, LLC	3321 Garden Brook Drive Farmers Branch, TX 75234	\$18,390,534.45
EMR Elevator, Inc.	100 Ezell Drive DeSoto, TX 75115	\$20,859,129.38
SW Elevators, LLC	1005 North Henderson Street Fort Worth, TX 761107	\$23,952,755.94
Genesis Elevator Services, LLC	2909 East Arkansas Lane Arlington, TX 76010	\$24,165,365.18
Nouveau Elevator Texas	4144 North. Central Expressway Suite 115 Dallas, TX 75204	\$35,159,064.18
Otis Elevator Company	2421 SH 161 Frontage Road	\$38,990,933.38

Irving, TX 75062

OWNER

Prestige Elevator Services, LLC

Eric Schwarzenbach, President