



Legislation Text

File #: 24-1346, Version: 1

STRATEGIC PRIORITY: Transportation & Infrastructure
AGENDA DATE: June 26, 2024
COUNCIL DISTRICT(S): 2
DEPARTMENT: Building Services Department
EXECUTIVE: Donzell Gipson

SUBJECT

Authorize [the ratification of the a](#) service contract for emergency repairs and modernization of the four elevators within the Hall Arts Garage located at 2301 Ross Avenue - K & M Elevator, LLC, lowest responsible bidder of three - Not to exceed \$755,980.00 - Financing: Capital Construction Fund

BACKGROUND

The Hall Arts Garage, owned by the City of Dallas, is a seven-level underground parking facility serving the Meyerson Symphony Center and other nearby Dallas Arts District performance venues, restaurants, businesses, and visitors. The garage is operated pursuant to the Amended and Restated Parking Sublease Agreement, executed as of March 31, 2009, and effective as of April 1, 2009, between the City of Dallas, as landlord, and Hall Lone Star Associates, L.P. (now Hall Arts Group), as tenant.

Three of the four elevators in the Hall Arts Garage have been inoperable for over a year, and mechanical malfunction in the one operable elevator has caused passenger entrapments. Emergency repairs and modernization of all four elevators are necessary in order to preserve the public safety.

In accordance with the emergency procurement procedures outlined in Administrative Directive 4-05, the Building Services Department received three bids for the repairs and modernization services needed at the Hall Arts Garage and K & M Elevator, LLC was the lowest responsible bidder.

This action will authorize [the ratification of the a](#) service contract with K & M Elevator, LLC, the lowest responsible bidder of three, for emergency repairs and modernization services to the four elevators within the Hall Arts Garage, which provide access to the Meyerson Symphony Center, in an amount not to exceed \$755,980.00.

K & M Elevator, LLC has had no contractual activities with the City of Dallas within the past three years.

ESTIMATED SCHEDULE OF PROJECT

Begin Project June 2024
Complete Project April 2025

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

[The Transportation & Infrastructure Committee was briefed by memorandum regarding this matter on June 14, 2024. <https://cityofdallas.legistar.com/View.ashx?M=F&ID=13034817&GUID=908AF709-1706-4F79-8665-56927AA714A8>](https://cityofdallas.legistar.com/View.ashx?M=F&ID=13034817&GUID=908AF709-1706-4F79-8665-56927AA714A8)

FISCAL INFORMATION

Fund	FY 2024	FY 2025	Future Years
Capital Construction	\$255,980.00	\$500,000.00	\$0.00

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
\$755,980.00	Other Services	N/A
M/WBE Subcontracting %	M/WBE Overall %	M/WBE Overall Participation \$
0.00%	100.00%	\$755,980.00
• The Business Inclusion and Development Policy does not apply to Emergency Procurements, however the Prime is WBE.		
• K & M Elevator, LLC - Non-Local; Workforce - 20.96% Local		

PROCUREMENT INFORMATION

The following three bids were received and opened in February 2024:

*Denotes lowest bidder

<u>Bidders</u>	<u>Bid Amount</u>
*K & M Elevator, LLC 3220 Bryan Avenue Fort Worth, TX 76110	\$755,980.00
Otis Elevator Company	\$786,025.96
Elevated Facility Services	\$815,675.00

OWNER

K & M Elevator, LLC

Fallon Eggleston, Chief Executive Officer

MAP

Attached