



Legislation Text

File #: 22-1990, Version: 1

STRATEGIC PRIORITY: Transportation & Infrastructure

AGENDA DATE: November 9, 2022

COUNCIL DISTRICT(S): 2

DEPARTMENT: Department of Aviation

EXECUTIVE: Kimberly Bizer Tolbert

SUBJECT

Authorize a construction services contract to provide construction services for the Elevator Upgrades Phase II Project at the Dallas Airport System with K & M Elevator, LLC, lowest responsible bidder of five - Not to exceed \$1,215,000.00 - Financing: Aviation Fund

BACKGROUND

Dallas Airport System initiated an analysis of existing elevators in January 2020 to identify and prioritize repairs and/or rebuilds to maintain safety and extend useful life of the elevators. Thirty-two elevators with original installation dates from 1997 through 2018, were analyzed. The analysis was completed in June 2020, identified all ten existing elevators in Garages A and B at Dallas Love Field (DAL); elevators 13 and 14 in DAL terminal building; and two elevators in outlying buildings as units requiring upgrades and modernization.

In September 2021, a construction services contract was awarded to Elevator Repair Service, Inc. for the complete modernization and upgrade of four elevators in Garage A and two elevators in the airport terminal at DAL Airport.

The current contract will authorize a construction services contract with K & M Elevator, LLC for the following construction services:

- Complete modernization and upgrade of six elevators located in Garage B at DAL Airport including complete replacement of existing group supervisory system, control system, pump unit, hydraulic jack unit, door operators, car and corridor fixtures, communication systems; and employ the latest solid-state microprocessor technology available.

ESTIMATED SCHEDULE OF PROJECT

Begin Construction	January 2023
Complete Construction	August 2023

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On December 11, 2019, City Council authorized an architectural services contract with PGAL, Inc. to provide assessment and detailed inventory of 37 elevators at Dallas Love Field and 1 elevator at Dallas Airport System (DAS) Vertiport; recommend repairs or replacement as required at Dallas Love Field and DAS Vertiport; and prepare construction bid packages for selected improvements as directed by the City of Dallas by Resolution No. 19-1854.

On September 23, 2020, City Council authorized Supplemental Agreement No. 1 to the professional services contract with PGAL Inc. to provide Phases 2 and 3 bid documents and construction administration services in support of the recent completed Dallas Airport System Elevator Study by Resolution No. 20-1402.

On September 22, 2021, City Council authorized a construction services contract to provide construction services for the Elevator Upgrades Phase 1 Project at the Dallas Airport System by Resolution No. 21-1514.

FISCAL INFORMATION

Fund	FY 22-23	FY 23-24	Future Years
Aviation Fund	\$1,215,000.00	\$0.00	\$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
\$1,215,000.00	Construction	32.00%
M/WBE Subcontracting %	M/WBE Overall %	M/WBE Overall Participation \$
16.04%	100.00%	\$1,215,000.00
• This contract exceeds the M/WBE goal.		
• K & M Elevator, LLC- Non-local; Workforce - 33.00% Local		

PROCUREMENT INFORMATION

The following five bids were received and opened on August 5, 2022.

*Denotes successful bidder:

<u>Bidders</u>	<u>Contract Amount</u>
*K & M Elevator, LLC 2229 East Loop 820 North Fort Worth, Texas 76118	\$ 1,215,000.00
Stark Elevator	\$ 1,338,336.80
EMR Elevator	\$ 1,456,050.00
Elevator Repair Service, Inc.	\$ 1,787,000.00
Otis Elevator	\$13,949,100.00

OWNER

K & M Elevator, LLC

Fallon Robertson, Chief Executive Officer, Managing Member

MAP

Attached