



## Legislation Text

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File #: 22-1990, Version: 1

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**STRATEGIC PRIORITY:** Transportation & Infrastructure  
**AGENDA DATE:** November 9, 2022  
**COUNCIL DISTRICT(S):** 2  
**DEPARTMENT:** Department of Aviation  
**EXECUTIVE:** Kimberly Bizer Tolbert

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### **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:

<b><u>Bidders</u></b>	<b><u>Contract Amount</u></b>
*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