

CITY OF EL PASO, TEXAS
AGENDA ITEM DEPARTMENT HEAD'S SUMMARY FORM

DEPARTMENT: General Services

AGENDA DATE: October 23, 2012

CONTACT PERSON/PHONE: Stuart Ed, General Services Director, 621-6822
Bruce D. Collins, Purchasing Manager, 541-4313

DISTRICT (S) AFFECTED: ALL

SUBJECT:

Solicitation No. 2012-282, Elevator Maintenance For Various City Buildings

Discussion and action that the Purchasing Manager, Financial Services, Purchasing Division, be authorized to issue a Purchase Order(s) to American Elevator, El Paso effective the date of the award for an initial term of three (3) years with a 2 year option to renew. The estimated annual expenditures are \$120,000.00 (\$60,000.00 - Parts; \$60,000.00 - Service) with an estimated total expenditure of \$360,000.00.

BACKGROUND / DISCUSSION:

The General Services Department - Facilities Maintenance Division is recommending the award of the above bid to American Elevator. American Elevator was the bidder offering the Best Value to the City. If approved, this contract would allow for the continual maintenance and upkeep of 37 elevators, 8 escalators and 3 wheel chair lifts located throughout the City. This service allows for consistent, safe and efficient operation for maximum reliability of the elevators. Local business is being supported.

PRIOR COUNCIL ACTION:

Yes. Council previously approved contract 2011-120 on May 10, 2011, Item 6A.

SELECTION SUMMARY:

This solicitation was advertised on July 10, 2012 and July 17, 2012, and opened on August 1, 2012. On July 10, 2012 bid notification postcards were mailed out, the solicitation was posted on the City's website and the email (Purmail) notification was sent out. Four (4) local bidders were solicited and three (3) local bidders responded.

AMOUNT AND SOURCE OF FUNDING:

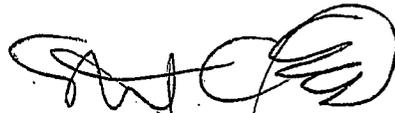
Department: General Services
Amount \$360,000.00
Funds Available: Dept: 231 Div: 31040 Acct: 522260 Fund: 1000 Program Code: P3120
Funds Source: General Services Dept - General Fund - Building Facilities Maintenance

BOARD / COMMISSION ACTION:

N/A

*****AUTHORIZATION*****

DEPARTMENT HEAD:



Stuart Ed, General Services Director

**COUNCIL PROJECT FORM
(REQUIREMENTS OR BEST VALUE BID)**

*******POSTING LANGUAGE BELOW*******

Please place the following item on the **CONSENT** agenda (under **BEST VALUE PROCUREMENT**) for the Council Meeting of **OCTOBER 23, 2012**.

The award of Solicitation No. 2012-282 (Elevator Maintenance for Various City Buildings) to American Elevator for an initial term estimated award of \$360,000.00.

Department:	General Services
Award to:	American Elevator El Paso, TX
Item(s):	All
Initial Term:	3 years
Option to Extend:	2 years
Payment Terms:	Net 30
Annual Estimated Award:	\$120,000.00
Initial Term Estimated Award:	\$360,000.00 (3 years)
Total Estimated Award:	\$600,000.00 (5 years)
Account No.:	Dept #231 – Div #31040 –Acct #522260 – Fund#1000 – Program #P3120
Funding Source:	General Fund – Buildings Facilities Maintenance
District(s):	All

This is a Best Value, service contract.

The Financial Services - Purchasing Division and General Services recommend award as indicated to American Elevator, the bidder offering the best value bid.

*******ADDITIONAL INFO BELOW*******

ThyssenKrupp Elevator was deemed non-responsive for submitting exceptions to the contract clauses which included changes to the indemnification language, elimination of termination for convenience clause, and changes to the insurance coverage by adding language about when the City would be defended and indemnified.

RATER'S SCORE SHEET

SOLICITATION NO: 2012-282

SOLICITATION TITLE: ELEVATOR MAINTENANCE FOR VARIOUS CITY BUILDINGS

Criteria	Maximum Points	American Elevator El Paso, TX	KONE, Inc. Albuquerque, NM	Otis Elevator El Paso, TX		
Total Cost	60	\$97,056.00 60	\$158,040.00 36.85	\$235,440.00 24.73		
Reputation and Quality of the Bidder's Service	15	14	8	8.33		
Past Relationship/Performance with the City	15	5	15	0		
Employee Medical Benefits and Incentives	10	2	8	0		
(Maximum 100 Points) GRAND TOTAL		81	67.85	33.06		



CITY OF EL PASO BID TABULATION FORM



Bid Opening Date: August 1, 2012

Project Name: Elevator Maintenance for Various City Buildings

Solicitation #: 2012-282
Department: General Services

			AMERICAN ELEVATOR EL PASO, TX		KONE INC. ALBUQUERQUE, NM		OTIS ELEVATOR EL PASO, TX		THYSSENKRUPP ELEVATOR CORPORATION EL PASO, TX	
ITEM NO.	TYPE & QUANTITY	LOCATION	MONTHLY PRICE PER LOCATION	ANNUAL PRICE (MONTHLY X 12)	MONTHLY PRICE PER LOCATION	ANNUAL PRICE (MONTHLY X 12)	MONTHLY PRICE PER LOCATION	ANNUAL PRICE (MONTHLY X 12)	MONTHLY PRICE PER LOCATION	ANNUAL PRICE (MONTHLY X 12)
1.	SEVEN (7) ELEVATORS	CITY HALL	\$1,020.00	\$12,240.00	\$1,680.00	\$20,160.00	\$1,750.00	\$21,000.00	\$1,505.00	\$18,060.00
2.	TWO (2) ESCALATORS	CITY HALL	\$300.00	\$3,600.00	\$550.00	\$6,600.00	\$700.00	\$8,400.00	\$472.00	\$5,664.00
3.	FOUR (4) ELEVATORS	POLICE HEADQUARTERS	\$230.00	\$2,760.00	\$360.00	\$4,320.00	\$480.00	\$5,760.00	\$500.00	\$6,000.00
4.	ONE (1) ELEVATOR	CENTRAL PD REGIONAL COMMAND	\$53.00	\$636.00	\$90.00	\$1,080.00	\$120.00	\$1,440.00	\$140.00	\$1,680.00
5.	ONE (1) ELEVATOR	WESTSIDE PD REGIONAL COMMAND	\$53.00	\$636.00	\$90.00	\$1,080.00	\$150.00	\$1,800.00	\$140.00	\$1,680.00
6.	ONE (1) ELEVATOR	POLICE GARAGE	\$53.00	\$636.00	\$90.00	\$1,080.00	\$120.00	\$1,440.00	\$140.00	\$1,680.00
7.	TWO (2) ELEVATORS	POLICE PROPERTY	\$113.00	\$1,356.00	\$180.00	\$2,160.00	\$300.00	\$3,600.00	\$280.00	\$3,360.00

NOTE: This is a Best Value Procurement. Price and other factors shall be evaluated to determine an awardee. The information contained in this bid tabulation is for information only and does not constitute actual award/execution of contract.

APPROVED BY: *Anna Wood*
DATE: *8/28/12*



CITY OF EL PASO BID TABULATION FORM



Bid Opening Date: August 1, 2012

Project Name: Elevator Maintenance for Various City Buildings

Solicitation #: 2012-282

Department: General Services

			AMERICAN ELEVATOR EL PASO, TX		KONE INC. ALBUQUERQUE, NM		OTIS ELEVATOR EL PASO, TX		THYSSENKRUPP ELEVATOR CORPORATION EL PASO, TX	
ITEM NO.	TYPE & QUANTITY	LOCATION	MONTHLY PRICE PER LOCATION	ANNUAL PRICE (MONTHLY X 12)	MONTHLY PRICE PER LOCATION	ANNUAL PRICE (MONTHLY X 12)	MONTHLY PRICE PER LOCATION	ANNUAL PRICE (MONTHLY X 12)	MONTHLY PRICE PER LOCATION	ANNUAL PRICE (MONTHLY X 12)
8.	ONE (1) ELEVATOR ONE (1) WHEELCHAIR LIFT	911 DISTRICT	\$75.00	\$900.00	\$120.00	\$1,440.00	\$190.00	\$2,280.00	\$210.00	\$2,520.00
9.	ONE (1) ELEVATORS	"OLD" FIRE ADMINISTRATION OFFICES	\$95.00	\$1,140.00	\$90.00	\$1,080.00	\$150.00	\$1,800.00	\$280.00	\$3,360.00
10.	ONE (1) ELEVATOR	CENTRAL FIRE STATION	\$53.00	\$636.00	\$90.00	\$1,080.00	\$150.00	\$1,800.00	\$140.00	\$1,680.00
11.	THREE (3) ELEVATORS	MAIN LIBRARY	\$165.00	\$1,980.00	\$270.00	\$3,240.00	\$490.00	\$5,880.00	\$390.00	\$4,680.00
12.	THREE (3) ELEVATORS	MUSEUM OF ART	\$165.00	\$1,980.00	\$270.00	\$3,240.00	\$750.00	\$9,000.00	\$390.00	\$4,680.00
13.	THREE (3) ELEVATORS	MUSEUM OF HISTORY	\$165.00	\$1,980.00	\$270.00	\$3,240.00	\$750.00	\$9,000.00	\$390.00	\$4,680.00
14.	ONE (1) ELEVATOR	TILLMAN HEALTH CENTER	\$53.00	\$636.00	\$90.00	\$1,080.00	\$150.00	\$1,800.00	\$140.00	\$1,680.00

NOTE: This is a Best Value Procurement. Price and other factors shall be evaluated to determine an awardee.
The information contained in this bid tabulation is for information only and does not constitute actual award/execution of contract.

APPROVED BY: *Rama Wood*

DATE: 8/28/12



CITY OF EL PASO BID TABULATION FORM



Bid Opening Date: August 1, 2012

Project Name: Elevator Maintenance for Various City Buildings

Solicitation #: 2012-282

Department: General Services

			AMERICAN ELEVATOR EL PASO, TX		KONE INC. ALBUQUERQUE, NM		OTIS ELEVATOR EL PASO, TX		THYSSENKRUPP ELEVATOR CORPORATION EL PASO, TX	
ITEM NO.	TYPE & QUANTITY	LOCATION	MONTHLY PRICE PER LOCATION	ANNUAL PRICE (MONTHLY X 12)	MONTHLY PRICE PER LOCATION	ANNUAL PRICE (MONTHLY X 12)	MONTHLY PRICE PER LOCATION	ANNUAL PRICE (MONTHLY X 12)	MONTHLY PRICE PER LOCATION	ANNUAL PRICE (MONTHLY X 12)
15.	ONE (1) WHEELCHAIR LIFT	ARMIJO RECREATION CENTER	\$25.00	\$300.00	\$30.00	\$360.00	\$70.00	\$840.00	\$140.00	\$1,680.00
16.	ONE (1) WHEELCHAIR LIFT	PAVO REAL RECREATION CENTER	\$25.00	\$300.00	\$30.00	\$360.00	\$70.00	\$840.00	\$140.00	\$1,680.00
17.	ONE (1) ELEVATOR	SAN JUAN RECREATION CENTER	\$53.00	\$636.00	\$90.00	\$1,080.00	\$150.00	\$1,800.00	\$140.00	\$1,680.00
TOTAL ANNUAL PRICE:			\$32,352.00		\$52,680.00		\$78,480.00		\$66,444.00	
TOTAL 3 YEAR PRICE (ANNUAL PRICE x 3 YEARS)			\$97,056.00		\$158,040.00		\$235,440.00 <small>BIDDERS PRICE \$75,040.00</small>		\$199,332.00 <small>BIDDERS PRICE \$225,120.00</small>	

NOTE: This is a Best Value Procurement. Price and other factors shall be evaluated to determine an awardee. The information contained in this bid tabulation is for information only and does not constitute actual award/execution of contract.

APPROVED BY: *Anna Wood*
DATE: 8/28/12



CITY OF EL PASO BID TABULATION FORM



Bid Opening Date: August 1, 2012

Project Name: Elevator Maintenance for Various City Buildings

Solicitation #: 2012-282

Department: General Services

		AMERICAN ELEVATOR EL PASO, TX	KONE INC. ALBUQUERQUE, NM	OTIS ELEVATOR EL PASO, TX	THYSSENKRUPP ELEVATOR CORPORATION EL PASO, TX	
PART B: LABOR AND REPAIRS AND PARTS NOT COVERED UNDER PREVENTIVE MAINTENANCE, ORDINARY WEAR AND TEAR REPAIRS.						
ITEM NO.	HOURLY PREVAILING WAGE RATE/ CLASSIFICATION	LABOR RATES	PRICE PER HOUR	PRICE PER HOUR	PRICE PER HOUR	PRICE PER HOUR
1.	46.45/HOUR ELEVATOR INSTALLERS AND REPAIRERS	REGULAR WORKING HOURS	\$95.00	\$155.00	\$269.94	\$155.00
2.	46.45/HOUR ELEVATOR INSTALLERS AND REPAIRERS	EMERGENCY/AFTER HOURS/WEEKENDS/ HOLIDAYS	\$142.50	\$210.00	\$532.54	\$210.00
PART C: MATERIAL COSTS FOR REPAIRS AND PARTS NOT COVERED UNDER PREVENTIVE MAINTENANCE, ORDINARY WEAR AND TEAR REPAIRS						
ITEM NO.	MATERIAL COSTS	(%) PERCENTAGE MARKUP	(%) PERCENTAGE MARKUP	(%) PERCENTAGE MARKUP	(%) PERCENTAGE MARKUP	
1.	PERCENTAGE MARKUP FOR MATERIAL COSTS	10%	10%	25%	10%	

NOTE: This is a Best Value Procurement. Price and other factors shall be evaluated to determine an awardee.
The information contained in this bid tabulation is for information only and does not constitute actual award/execution of contract.

APPROVED BY: *Ann Wood*

DATE: 8/28/12



CITY OF EL PASO BID TABULATION FORM



Bid Opening Date: August 1, 2012

Project Name: Elevator Maintenance for Various City Buildings

Solicitation #: 2012-282
Department: General Services

	AMERICAN ELEVATOR EL PASO, TX	KONE INC. ALBUQUERQUE, NM	OTIS ELEVATOR EL PASO, TX	THYSSENKRUPP ELEVATOR CORPORATION EL PASO, TX
OPTION TO EXTEND THE TERM OF THE AGREEMENT				
THE CITY AT ITS SOLE DISCRETION, MAY EXERCISE ANY OPTION TO EXTEND THE TERM OF THE AGREEMENT, BY GIVING THE CONTRACTOR WRITTEN NOTICE WITHIN THE TIME PERIOD NOTED ON THE SELECTED OPTIONS.				
BIDDER OFFERS THE CITY THE OPTION OF EXTENDING THE TERM OF THE CONTRACT FOR:				
ONE (1) ADDITIONAL YEAR AT THE SAME UNIT PRICE(S), IF THE OPTION IS EXERCISED PRIOR TO THE EXPIRATION OF THE ORIGINAL TERM OF THE CONTRACT.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
TWO (2) ADDITIONAL YEARS AT THE SAME UNIT PRICE(S), IF THE OPTION IS EXERCISED PRIOR TO THE EXPIRATION OF THE ORIGINAL TERM OF THE CONTRACT.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
NO OPTION OFFERED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PAYMENT TERMS:	NET - 30 DAYS			
BIDDER AGREES TO ACCEPT PAYMENT BY PROCUREMENT CARD:	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
BIDDER'S PROMISED RESPONSE TIME:				
Respond (by returning phone call) within ___ minutes subsequent to City's call	20	20	90	20
Respond (by returning phone call) and be on-site within ___ hours subsequent to City's call for emergency service	1	1	1	2
IF BIDDER DOES NOT SPECIFY A RESPONSE TIME, THE CITY'S REQUIRED RESPONSE TIME SHALL PREVAIL. A RESPONSE TIME LATER THAN THE CITY'S REQUIRED RESPONSE TIME MAY BE CAUSE FOR REJECTION OF THE BID.				
BIDS SOLICITED: 5	BIDS RECEIVED: 4		BIDS LOCAL: 4	NO BIDS: 0

NOTE: This is a Best Value Procurement. Price and other factors shall be evaluated to determine an awardee.

The information contained in this bid tabulation is for information only and does not constitute actual award/execution of contract.

APPROVED BY: *Anna Wood*

DATE: 8/28/12

AMERICAN ELEVATOR
P. O. BOX 963547
EL PASO, TX 79996-3547

EMCO ELEVATORS, INC.
2031 TEXAS AVENUE
EL PASO, TX 79901

THYSSENKRUPP ELEVATOR
1477 LOMALAND DRIVE
EL PASO, TX 79935

OTIS ELEVATOR CO.
6400 AIRPORT DRIVE, SUITE HH
EL PASO, TX 79925

KONE INC.
2825 BROADBENT PARKWAY NE, SUITE A/B
ALBUQUERQUE, NM 87107