



CITY OF HOUSTON - CITY COUNCIL

Meeting Date:

Item Creation Date:

T29961 - Conveyance System Operations and Maintenance Services (Elevator Repair Service, Inc. dba E.R.S., Inc.) - ORDINANCE

Agenda Item#:

Background:

Request for Proposals Received on November 18, 2021 for S19-T29961 - Approve an ordinance authorizing the appropriation of \$606,905.80 out of the HAS Renewal and Replacement Fund (8010) and awarding a contract to Elevator Repair Service, Inc. dba E.R.S., Inc. in an amount not to exceed \$55,481,751.13 for conveyance system operations and maintenance services for the Houston Airport System.

Specific Explanation:

The Director of the Houston Airport System and the Interim Chief Procurement Officer recommend that City Council approved an ordinance awarding a **five-year contract to Elevator Repair Service, Inc. dba E.R.S., Inc.** in an amount not to exceed **\$55,481,751.13** for conveyance system operation and maintenance for the George Bush Intercontinental Airport (IAH), William P. Hobby Airport (HOU) and Ellington Field Airport (EFD).

The scope of work requires the Contractor to provide all labor, management personnel, supervision, materials, equipment, parts, tools, instruments, supplies, expendable items, incidentals, insurance, transportation, training and other related services necessary to provide operations and maintenance services for all HAS owned conveyance units at IAH, HOU, and EFD. In addition, other associated electrical, mechanical, pneumatic, hydraulic services for equipment and appurtenances as required to maintain safety and maximum operational efficiency. IAH currently operates and maintains 124 conveyance units (43 Hydraulic Elevators, 5 Roped-Hydraulic Elevators, 21 Traction Elevators, 1 MRL Traction Elevator, 44 Escalators, 9 Moving Sidewalks, and 1 Wheelchair Lift); HOU currently operates and maintains 42 conveyance units (14 Hydraulic Elevators, 12 MRL Traction Elevators, 12 Escalators, and 4 Moving Sidewalks); and EFD currently operates and maintains 2 conveyance units (1 Hydraulic Elevator and 1 MRL Traction Elevator).

This project was advertised in accordance with the requirements of the State of Texas bid laws.

Thirty-two (32) prospective proposers downloaded the solicitation document from SPD's e-bidding website, and as a result, five proposals were received from Elevator Repair Service, Inc. dba E.R.S., Inc., EMR Elevator, Inc., Kone, Inc., Schindler Elevator Corporation, and TK Elevator Corporation.

The evaluation committee was comprised of five evaluators from the Houston Airport System, Houston Public Works, General Services and Parks Departments. The proposals were evaluated based upon the following criteria.

- Management and Personnel
- Performance-Based Contracting Compliance
- Operations, Maintenance and Transitions
- Technical Experience
- Customer Service

- Safety
- Price

Elevator Repair Service, Inc. dba E.R.S., Inc. was deemed the best respondent.

M/WBE Subcontracting:

The request for proposal was issued as a goal-oriented contract with an 15% M/WBE participation level. Elevator Repair Service, Inc. dba E.R.S., Inc. submitted a Good Faith Effort to the Office of Business Opportunity and 10.37% M/WBE was approved. Therefore, Elevator Repair Service, Inc. dba E.R.S., Inc. will not be required to meet the 15% M/WBE goal.

Elevator Repair Service, Inc. dba E.R.S., Inc. has designated the below-named companies as its certified M/WBE subcontractors.

Name	Type of Work	Dollar Amount	Percentage
Stafford Service Source	Parts Supplier	\$3,345,549.59	6.03%
Escalator Cleaning Services, LLC	Escalator Cleaning	\$2,402,359.82	4.33%
Gray-Chem, Inc.	Consumables and Cleaning Products	\$5,548,18	.01%

Pay or Play Program:

The proposed contract requires compliance with the City's 'Pay or Play' ordinance regarding health benefits for employees of City contractors. In this case, Elevator Repair Services, Inc. dba E.R.S., Inc. provides health benefits for some employees but will pay into the Contractor Responsibility Fund in compliance with City Policy.

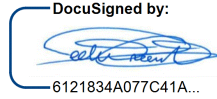
Hire Houston First:

The proposed contract requires compliance with the City's Hire Houston First (HHF) ordinance that promotes economic opportunity for Houston businesses and supports job creation. In this case, Elevator Repair Services, Inc. dba E.R.S., Inc. is a designated HHF company, but they were the successful awardee without application of the HHF preference.

Fiscal Note:

Funding for this item is included in the FY2023 Adopted Budget. Therefore, no Fiscal Note is required in the Financial Policies.

8/29/2022



Jedediah Greenfield
Interim Chief Procurement Officer

Department Approval Authority

Estimated Spending Authority			
DEPARTMENT	FY2023	Out-Years	Total
Houston Airport System	\$8,025,995.80	\$47,455,755.33	\$55,481,751.13

Amount and Source of Funding:

\$ 54,874,845.33 – HAS Revenue Fund (8001)
\$ 606,905.80 – HAS Renewal and Replacement Fund (8010)
\$55,481,751.13

Contact Information:

NAME:	DEPARTMENT/DIVISION	PHONE
Barbara Fisher, Purchasing Manager	FIN/SPD	832.393.8722
Roy Korthals, Sr. Procurement Specialist	FIN/SPD	832.393.8734
Todd Curry, Executive Staff Analyst	HAS	281.233.1896

ATTACHMENTS:

Description	Type
Ownership Information Form	Backup Material
Tax Clearance Report	Backup Material
Resolution of Contractor	Backup Material
Conflict of Interest Questionnaire	Backup Material
Certificate of Interested Parties - Form 1295	Backup Material
POP 1	Backup Material
POP 2-A	Backup Material
POP 2-B	Backup Material
POP 2-C	Backup Material
POP 3	Backup Material
Secretary of State (SOS)	Backup Material
M/WBE Participation Plan	Backup Material
M/WBE LOI - Escalator Cleaning Services	Backup Material
M/WBE LOI - Stafford Service Source	Backup Material
M/WBE LOI - Gray Chem	Backup Material
Drug Policy Forms	Backup Material
COI and Endorsements	Backup Material
AM Best Ratings	Backup Material
Bid Tab	Backup Material
Funding	Financial Information
Contract	Contract/Exhibit