

Shared Mobility - Facilities Contracted Maintenance Services

COMMERCIAL AND INDUSTRIAL DOOR REPAIR AND PREVENTATIVE MAINTENANCE SERVICES



Operations, Safety, & Customer Experience Committee Meeting
October 16, 2025

RECOMMENDATION



AUTHORIZE the Chief Executive Officer to execute Modification No. 6 to Contract No. OP754160008370 with Steelman Build & Construction Inc. to provide commercial and industrial door repair and preventive maintenance services and exercise option year two in the Not-To-Exceed (NTE) amount of \$560,912, increasing the total contract NTE amount from \$2,293,648 to \$2,854,560, and extending the period of performance from January 3, 2026, to January 2, 2027.

ISSUE & DISCUSSION



AWARDEE

Steelman Build & construction Inc.

DEOD COMMITMENT

Steelman Build & Construction Inc., a Metro-certified SBE contractor, made an 86% SBE commitment as the prime contractor. The current level of SBE participation is 98.26%, exceeding their commitment by 12.26%.

ISSUE

The current contract's option year to provide commercial and industrial door repair and preventive maintenance services expires on January 2, 2026. To continue providing these critical services, a contract modification is required to exercise option year two, effective January 3, 2026.

ISSUE & DISCUSSION

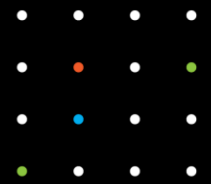


DISCUSSION

Under Modification No. 6, the contractor will continue to provide systemwide commercial and industrial door repair and preventive maintenance service to ensure safe operations and timely service delivery.

Metro staff are first responders for inoperable doors to ensure there is proper electrical power to the door operator. Once Metro staff verifies there is no issue with the power supplied to the door operator, the contractor will proceed to perform as-needed mechanical and any other repairs for damaged or malfunctioning commercial and industrial doors under the existing contract. The contractor is also required to provide semi-annual preventative maintenance inspections for roll-up doors and grilles. The proactive preventative maintenance program and timely repair of damaged or malfunctioning doors provided by this contract are necessary to ensure safe operations, accessibility to Metro's transit system, and timely bus rollouts.

ISSUE & DISCUSSION



DISCUSSION (Cont.)

The existing contract scope of services will further expand during option year two to include nine (9) additional commercial and industrial doors with the completion of Phase I of the D Line/Purple Extension , increasing the total number of doors to be maintained under this contract from 1,301 to 1,310.