



Board Report

File #: 2021-0520, File Type: Contract

Agenda Number: 20.

OPERATIONS, SAFETY, AND CUSTOMER EXPERIENCE COMMITTEE SEPTEMBER 16, 2021

**SUBJECT: COMMERCIAL AND INDUSTRIAL DOOR REPAIR AND PREVENTIVE
MAINTENANCE SERVICES**

ACTION: APPROVE CONTRACT AWARD

RECOMMENDATION

AUTHORIZE the Chief Executive Officer to award a firm-fixed unit rate Contract No. OP754160008370 for commercial and industrial door repair and preventive maintenance services with Steelman Build & Construction Inc., for a not-to-exceed amount of \$1,682,736 for the three-year base period, \$560,912 for option year one, and \$560,912 for option year two, for a combined not-to-exceed amount of \$2,804,560, effective January 1, 2022.

ISSUE

The existing commercial and industrial door repair and preventive maintenance service contract expires December 31, 2021. To ensure service continuity along with safe and timely operations, a new contract award is required effective January 1, 2022.

BACKGROUND

On May 26, 2016 Metro Board of Directors awarded a five-year, firm-fixed unit rate Contract No. OP4260900 to Specialty Doors + Automation, to provide commercial and industrial door repair and preventive maintenance services for Metro's 935 doors. During the contract term, services were expanded to include 115 additional doors to accommodate Metro's system expansion projects.

DISCUSSION

Currently, there are over 1,050 doors throughout Metro bus and rail facilities. This includes steel roll-up doors, glass doors, bi-fold doors, roll-up grilles, sectional doors, fire doors, and counter shutters.

While Metro staff are first responders to electrical and power supply issues associated with inoperable doors, under the contract, the contractor is responsible for performing as-needed mechanical and any other repairs for damaged or malfunctioning commercial and industrial doors. The contractor is also required to provide semi-annual preventative maintenance inspections for roll-up doors and grilles.

Proactive preventative maintenance program and timely repair of damaged or malfunctioning doors are necessary to ensure safe operations, accessibility to Metro's system and timely bus roll-outs.

DETERMINATION OF SAFETY IMPACT

The approval of this item will ensure safe, timely, and quality commercial and industrial door repair and preventive maintenance services throughout Metro bus and rail facilities.

FINANCIAL IMPACT

Under FY22 Budget, funding of \$420,300 is included under cost center 8370 - Facilities Contracted Maintenance Services, account 50308, Service Contract Maintenance, under various projects.

Since this is a multi-year contract, the cost center manager and Sr. Executive Officer, Maintenance and Engineering (Chief Engineer) will be accountable for budgeting the cost in future years.

Impact to Budget

The current source of funds for this action are Federal, State, and Local funds including Fares. Use of these funding sources currently maximizes project funding use given approved provisions and guidelines.

EQUITY PLATFORM

As part of this contract solicitation, a System-wide Metro Connect Industry Forum Outreach event was conducted on March 5, 2021, with the participation of 14 attendees representing SBE firms to increase SBE participation in this SBE Set-aside solicitation. Outreach events will continue to be conducted for upcoming contract solicitations to expand opportunities for engagement and participation of small businesses and groups within the equity platform framework.

This contract solicitation is part of the Small Business Enterprise (SBE) Prime (Set-Aside) Program. Steelman Build & Construction Inc. is a Metro certified SBE contractor and made an 86% SBE commitment as the Prime, meeting the Small Business Prime Set-Aside requirements established for this solicitation.

IMPLEMENTATION OF STRATEGIC PLAN GOALS

This Board action supports Strategic Goal 5; Provide responsive, accountable, and trustworthy governance within the Metro organization. Performing semi-annual inspections, preventive maintenance inspections, and as-needed repairs to damaged or malfunctioning doors will extend their useful life, provide safe and reliable operations system-wide.

ALTERNATIVES CONSIDERED

Staff considered providing this service with in-house staff. This would require the hiring and training

of additional certified personnel, purchase of additional equipment, vehicles, and supplies to support the expanded responsibility. Staff's assessment indicates this is not a cost-effective option for Metro.

NEXT STEPS

Upon approval by the Board, staff will execute a firm fixed unit rate Contract No. OP754160008370 with Steelman Build & Construction Inc., to provide commercial and industrial door repair and preventive maintenance services effective January 1, 2022.

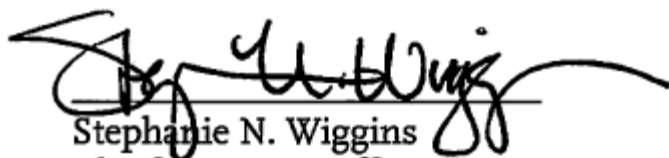
ATTACHMENTS

Attachment A - Procurement Summary

Attachment B - DEOD Summary

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