

Condensed Title:

Request For Approval to Award Contracts Pursuant to Invitation to Bid (ITB) No. 069-2013 For The Citywide Maintenance Of Elevators

Key Intended Outcome Supported:

Ensure well maintained facilities

Supporting Data (Surveys, Environmental Scan, etc.): N/A

Item Summary/Recommendation:

The purpose of this item is to request approval of a contract for the maintenance of elevators pursuant to ITB 069-2013. Elevator maintenance is required on all City-wide locations as noted in the ITB. The Contractor shall provide all supervision, administrative and technical support, labor, subcontractors, materials, tools, supplies and equipment, and shall plan, schedule, coordinate and assure effective completion of all elevator maintenance services.

18 vendors were notified of the solicitation. Seven (7) responses were received in response to the solicitation.

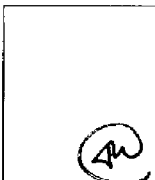
After review of responses received, it is recommended that the contract for these services be awarded to Eastern Elevator Service, Inc. as primary vendor, Xpert Elevator Services as the secondary vendor to be utilized should Eastern fail to comply with the terms and conditions of the contract, and further select Oracle as tertiary vendor should Xpert Elevator fail to comply with the terms and conditions of the contract.

RECOMMENDATION

Award contracts to: Eastern Elevator Service, Inc., as primary vendor; Xpert Elevator Services, Inc. as secondary vendor; and, Oracle Elevator Company as tertiary vendor. Initial term shall be three years, with three one-year optional renewals, as stipulated in the ITB.

Advisory Board Recommendation:

Financial Information:

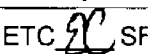
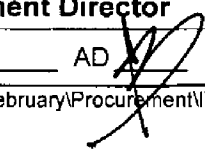


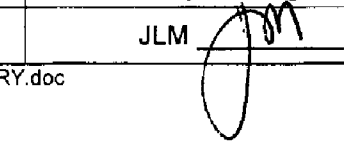
Source of Funds:		Amount	Account
	1	\$ 43,163	520-1720-000325 Contract Maintenance
	2	\$ 56,000	480-0463-000325 Contract Maintenance
	3	\$ 30,000	480-0463-000342 Repairs
	4	\$ 10,500	467-1996-000325 Contract Maintenance
	5	\$ 3,000	467-1996-000342 Repairs
	6	\$ 19,480	463-1990-000325 Contract Maintenance
	7	\$ 5,000	463-1990-000342 Repairs
OBPI	8		
	Total	\$167,143	

Financial Impact Summary: The annual cost associated with City-wide maintenance of elevators services is subject to funds availability approved through the annual budgeting process. Account information and availability of funds shall be verified and approved for each request prior to procuring the services. The funding and accounts noted above are the FY 2014 budget amounts approved by Commission.

City Clerk's Office Legislative Tracking:

Alex Denis, Ext. 7490

Sign-Offs:

Department Director	Assistant City Manager	City Manager
ETC.  SF AD 	MTA  KGB 	JLM 

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MIAMI BEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, www.miamibeachfl.gov

COMMISSION MEMORANDUM

TO: Mayor Philip Levine and Members of the City Commission

FROM: Jimmy L. Morales, City Manager

DATE: February 12, 2014

SUBJECT: **REQUEST FOR APPROVAL TO AWARD CONTRACTS PURSUANT TO INVITATION TO BID (ITB) NO. 2013-069 FOR THE CITYWIDE MAINTENANCE OF ELEVATORS**

ADMINISTRATION RECOMMENDATION

Approve the award of contracts.

KEY INTENDED OUTCOME

Ensure well maintained facilities.

FUNDING

The annual cost associated with Elevator Maintenance services is subject to funds availability approved through the annual budgeting process. Account information and availability of funds shall be verified and approved for each request prior to procuring the services. The funding and accounts noted below are the FY 2014 budget amounts approved by Commission.

\$ 43,163	520-1720-000325 Property Management Contract Maintenance
\$ 56,000	480-0463-000325 Parking Contract Maintenance
\$ 35,000	480-0463-000342 Parking Repairs/Maintenance Supply
\$ 10,500	467-1996-000325 Parking Contract Maintenance
\$ 3,000	467-1996-000342 Parking Repairs/Maintenance Supply
\$ 19,480	463-1990-000325 Parking Contract Maintenance
<u>\$ 5,000</u>	<u>463-1990-000342 Parking Repairs/ Maintenance Supply</u>
\$167,463	Total

Additional funding may be required due to increased need of services, subject to the review and approval of the Office of Budget and Performance Improvement (OBPI).

BACKGROUND INFORMATION

The purpose of Invitation to Bid (ITB) No. 2013-069 is to establish a contract, by means of sealed bids, with a qualified firm(s), to provide elevator maintenance services for the City of Miami Beach (the "City"), in accordance with the prescribed specifications and requirements. The contract(s) entered into with the successful bidder(s) will have an initiated term of three (3) years.

This contract may be extended, upon the same terms and conditions, at the sole discretion of the City, through its City Manager, for two (2) additional one (1) year terms. During the renewal term, the City may consider price increases not to exceed the applicable Bureau of Labor Statistics (www.bls.gov) CPI-U index or 3%, whichever is less. The City may also consider increases based on mandated Living Wage increases.

The Contractor shall provide all supervision, administrative and technical support, labor, subcontractors, materials, tools, supplies and equipment, and shall plan, schedule, coordinate and assure effective completion of all elevator maintenance services.

ITB PROCESS

ITB No. 2013-069, was issued on August 27, 2013, with a bid opening date of September 24, 2013. A total of four (4) addendums were issued, to answer to questions by prospective bidders, and to conduct a site visit, thus postponing the bid opening date to October 15, 2013. The Public Group issued bid notices and 18 bidders accessed the advertised solicitation which resulted in the receipt of the following seven (7) bids:

- Eastern Elevator Service, Inc.
- Mowrey Elevator Company of Florida
- Oracle Elevator Company
- Schindler Elevator Corporation
- Suncoast Elevator Solutions, Inc.
- ThyssenKrupp Elevator
- Xpert Elevator Services, Inc.

The ITB stated that the lowest responsive, responsible bidder meeting all terms, conditions, and specifications of the ITB will be recommended for award per group, or in its entirety, as well as award to primary and secondary vendors, as deemed in the best interest of the City. Veterans and local preferences were considered during the tabulation of the bids received. Please note that neither veteran nor local preference was applied to any of the bidders.

The bids were tabulated and the following table shows a summary of the results. A detailed tabulation is included in Appendix A.

Company Name	Estimated Annual Maintenance & Repairs
* Mowrey Elevator Company	\$ 175,647.00
Eastern Elevator Service, Inc.	\$ 199,080.00
Xpert Elevator Services, Inc.	\$ 213,045.80
Oracle Elevator	\$ 268,988.50
Suncoast Elevator Solutions	\$ 295,415.00
Schindler Elevator Corporation	\$ 349,145.00
Thyssenkrupp Elevator Corp	\$ 362,331.05

* During the evaluation of bids, Mowrey Elevator notified the Department of Procurement Management (DPM) that they would not agree to compliance with the requirements of the City's Equal Benefits Ordinance. Mowrey was advised by DPM of the options available in order to meet the requirements of the ordinance, including compliance on the basis of Reasonable Measures application, which requires the vendor to pay a cash equivalent to employees for whom benefits are not available. Mowrey has refused to comply; and, therefore, is deemed non-responsive to the requirements of the ITB.

In determining responsiveness and responsibility of the firms, the Department of Procurement Management verified the following compliance with the minimum requirements established in the ITB, financial capacity as contained in the Dun & Bradstreet Supplier Qualifier Report, and past performance through client references submitted by each bidder.

Accordingly, Eastern Elevator Service, Inc. has been deemed the lowest responsive and responsible bidder followed by Xpert Elevator Service as the second, and Oracle Elevator Company as the third, lowest responsive, responsible bidders. Therefore, it is recommended the contract for these services be awarded to Eastern Elevator Service, Inc. as primary vendor, Xpert Elevator Services as the secondary vendor to be utilized should Eastern fail to comply with the terms and conditions of the contract, and further select Oracle as tertiary vendor should Xpert Elevator fail to comply with the terms and conditions of the contract.

COMPANY PROFILE

Eastern Elevator Service, Inc.

Eastern Elevator has been in business for 16 years. Eastern specializes in all types of elevator projects, from maintenance to modernization projects, for both commercial and residential elevators, including passenger, freight, hydraulic, traction. Eastern has been servicing City of Fort Lauderdale satisfactorily for the past five year. Eastern is exempt from Equal Benefits requirements since their company has less than 51 employees.

Xpert Elevator Services, Inc.

Xpert Elevator was established in 2007. Xpert is an elevator installation, modernization, maintenance and repair company servicing major name brand elevators, as well as all non-proprietary equipment. Xpert is exempt from Equal Benefits requirements since their company has less than 51 employees.

Oracle Elevator Company

Oracle Elevator Company has been in business since 2004. Oracle is an independent elevator service company that maintains all types of elevator equipment from major brand elevators. Oracle Elevator currently has elevator service contracts with the City of Miami, Tri-Rail of South Florida, and City of Hialeah among others. Oracle has been the service provider for the City of Miami Beach during the past five years.

CITY MANAGER'S REVIEW

After considering the review and recommendation of City staff, the City Manager exercised his due diligence and is recommending to the Mayor and the City Commission to award contracts to Eastern Elevator Service, Inc. as primary vendor, Xpert Elevator Services, Inc. as secondary vendor, and Oracle Elevator Company as tertiary vendor.

CONCLUSION

Based on the aforementioned, the Administration recommends that the Mayor and City Commission award contracts pursuant to invitation to Bid (ITB) No. 069-2013 for Citywide Maintenance of Elevators to Eastern Elevator Service Inc. as primary vendor, Xpert Elevator Services, Inc., as secondary vendor, and Oracle Elevator Company as tertiary vendor.

APPENDIX A – TABULATED RESULTS

	Mowery Elevator *	Eastern Elevator Service Inc.	Xpert Elevator Services	Oracle Elevator Co.	Suncoast Elevator Solutions	Schindler Elevator Corporation	Thyssenkrupp Elevator Corp.
LOCATIONS	Estimated Annual Maint&Repairs	Estimated Annual Maint&Repairs	Estimated Annual Maint&Repairs	Estimated Annual Maint&Repairs	Estimated Annual Maint&Repairs	Estimated Annual Maint&Repairs	Estimated Annual Maint&Repairs
1. City Hall	\$ 12,897.00	\$ 15,720.00	\$ 15,725.00	\$ 19,831.50	\$ 21,825.00	\$ 24,495.00	\$ 30,130.95
2. 777 Building	\$ 10,350.00	\$ 11,680.00	\$ 12,883.60	\$ 16,005.00	\$ 17,070.00	\$ 20,770.00	\$ 19,931.30
3. MPMPF Building	\$ 25,815.00	\$ 32,200.00	\$ 32,209.00	\$ 40,312.50	\$ 43,995.00	\$ 51,925.00	\$ 54,289.25
4. Police Station	\$ 12,945.00	\$ 13,920.00	\$ 15,725.00	\$ 19,759.50	\$ 21,825.00	\$ 24,495.00	\$ 23,794.95
5. Historic City Hall	\$ 10,950.00	\$ 11,680.00	\$ 12,883.60	\$ 15,525.00	\$ 17,790.00	\$ 20,770.00	\$ 19,931.30
6. 42nd Street parking Garage	\$ 10,950.00	\$ 11,680.00	\$ 12,883.60	\$ 15,525.00	\$ 17,070.00	\$ 20,770.00	\$ 24,119.30
7. 13th Street parking Garage	\$ 7,200.00	\$ 8,280.00	\$ 9,233.60	\$ 13,025.00	\$ 13,300.00	\$ 15,130.00	\$ 18,781.30
8. South Shore Community Ctr	\$ 4,155.00	\$ 4,640.00	\$ 5,241.80	\$ 6,562.50	\$ 7,095.00	\$ 8,165.00	\$ 7,931.65
9. Scott Rakow Youth Center	\$ 4,155.00	\$ 4,640.00	\$ 5,241.80	\$ 6,802.50	\$ 7,275.00	\$ 7,625.00	\$ 9,179.65
10. Bass Museum	\$ 10,290.00	\$ 9,280.00	\$ 10,483.60	\$ 14,325.00	\$ 15,570.00	\$ 16,750.00	\$ 15,863.30
11. Fire Station # 2	\$ 8,970.00	\$ 9,280.00	\$ 11,683.60	\$ 14,385.00	\$ 16,410.00	\$ 20,470.00	\$ 17,897.30
12. North Shore park & youth Ctr	\$ 4,155.00	\$ 4,640.00	\$ 5,241.80	\$ 6,622.50	\$ 7,095.00	\$ 8,165.00	\$ 8,459.65
13. Police Athletic League	\$ 4,155.00	\$ 4,640.00	\$ 5,241.80	\$ 6,562.50	\$ 7,095.00	\$ 8,165.00	\$ 8,171.65
14. 12th Street Parking Garage	\$ 4,455.00	\$ 4,640.00	\$ 5,241.80	\$ 7,042.50	\$ 7,275.00	\$ 8,165.00	\$ 8,387.65
15. 16th Street Parking Garage	\$ 15,705.00	\$ 17,520.00	\$ 18,125.40	\$ 22,627.50	\$ 24,765.00	\$ 28,935.00	\$ 32,512.95
16. Sunset Harbour Garage	\$ 9,390.00	\$ 9,880.00	\$ 10,483.60	\$ 13,365.00	\$ 14,670.00	\$ 16,330.00	\$ 15,860.30
17. Pennsylvania Parking Garage	\$ 19,110.00	\$ 24,760.00	\$ 24,517.20	\$ 30,710.00	\$ 35,290.00	\$ 48,020.00	\$ 47,088.60
Annual Cost	\$ 175,647.00	\$ 199,080.00	\$ 213,045.80	\$ 268,988.50	\$ 295,415.00	\$ 349,145.00	\$ 362,331.05
Hourly Labor Rate Regular	\$55.00	\$78.00	\$90.00	\$125.00	\$130.00	\$150.00	\$153.16
Hourly Labor Rate Overtime	\$70.00	\$98.00	\$135.00	\$187.50	\$195.00	\$175.00	\$252.13
% Mark-up over cost of materials	35%	0%	25%	30%	25%	20%	15%

* During the evaluation of bids, Mowery Elevator notified the Department of Procurement Management (DPM) that they would not agree to compliance with the requirements of the City's Equal Benefits Ordinance. Mowery was advised by DPM of the options available in order to meet the requirements of the ordinance, including compliance on the basis of Reasonable Measures application, which requires the vendor to pay a cash equivalent to employees for whom benefits are not available. Mowery has refused to comply; and, therefore, is deemed non-responsive to the requirements of the ITB.

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