

Purchase Request #7
Regular Board Meeting January 29, 2024
Consideration of Approval to Contract for Elevator Maintenance Services

ADMINISTRATION RECOMMENDATION/REPORT

The administration recommends that the Board of Trustees approve a contract with Elevator Transportation Services, Inc. for elevator maintenance services for the facilities services department.

BACKGROUND

The College maintains fifty-six elevators which are in service throughout the campuses. These elevators comply with regulatory and accessibility requirements and are used to transport people and materials between floors of the College buildings. In order to operate reliably, and to comply with regulatory codes, elevators require periodic condition inspection, routine preventive and corrective maintenance, annual inspections, reporting for the authority having jurisdiction, and occasional modernization upgrades.

Request for proposals #24-11 was issued on October 31, 2023, to procure elevator maintenance services, which complies with competitive procurement requirements per Texas Education Code §44.031(a). Nine responses were received and evaluated by a team comprised of representatives from facilities services and petrochemical technology who determined the proposal submitted by Elevator Transportation Services, Inc., will provide the best value to the College.

IMPACT OF THIS ACTION

The approval of this recommendation will allow for the continued inspection, certification and licensing, and safe operation of college facilities' elevators to support the needs of the College community.

BUDGET INFORMATION (INCLUDING ANY STAFFING IMPLICATIONS)

The estimated annual expenditure is \$175,000 and will be funded from the facilities services department's 2023-2024 operating budget and subsequent year budgets.

MONITORING AND REPORTING TIMELINE

The initial term will commence on February 1, 2024, through January 31, 2025, with four one-year renewal options.

ATTACHMENTS

Attachment 1 - Tabulation

RESOURCE PERSONNEL

Bryan Jones	281-998-6343	bryan.jones@sjcd.edu
John Maslonka	281-542-2029	john.maslonka@sjcd.edu
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RFP 24-11
Elevator Maintenance Services
Attachment 1 – Tabulation

QUALIFICATIONS

#	Vendors	Section 1: Firm Experience	Section 2: Personnel Experience	Section 3: Project Understanding	Section 4: References	Total Points
	<i>Total Points</i>	<i>20</i>	<i>20</i>	<i>20</i>	<i>10</i>	<i>70</i>
1	Elevator Transportation Services, Inc.	17.50	18.00	17.00	9.75	62.25
2	Fortress Elevator, LLC	14.00	16.00	16.50	5.75	52.25
3	Vertical Transportation Services	14.00	13.75	16.75	7.50	52.00
4	ERS, Inc.	16.50	15.75	17.00	1.50	50.75
5	Prestige Elevator Services, LLC	15.50	13.00	12.75	8.13	49.38
6	Genesis Elevator Services	13.50	11.50	12.00	7.75	44.75
7	Stark Elevator LLC	12.00	11.50	12.50	6.00	42.00
8	Exodus Elevator Solutions	3.00	3.00	3.50	0.50	10.00
9	TK Elevator Corporation	2.50	2.00	2.00	2.25	8.75

FINAL SCORES

#	Vendors	Qualification Score	Price Score	Final Score
	<i>Total Points</i>	<i>70</i>	<i>30</i>	<i>70</i>
1	Elevator Transportation Services, Inc.	62.25	25.35	87.60
2	Fortress Elevator, LLC	52.25	30.00	82.25
3	Prestige Elevator Services, LLC	49.38	23.10	72.48
4	ERS, Inc.	50.75	15.10	65.85
5	Vertical Transportation Services	52.00	11.61	63.61
6	Stark Elevator LLC	42.00	19.71	61.71
7	Genesis Elevator Services	44.75	15.76	60.51
8	TK Elevator Corporation	8.75	13.55	22.30
9	Exodus Elevator Solutions	10.00	9.07	19.07