

BOCC APPROVAL DECEMBER 18, 2019  
BOARD OF BIDS AND CONTRACTS DECEMBER 12, 2019

2. ON-CALL ELEVATOR MAINTENANCE -- FACILITIES MAINTENANCE

FUNDING -- FACILITIES MAINTENANCE

(Request sent to 15 vendors)

RFP #19-0079 Contract

			Boesen Plumb Elevator Solutions a DBA Schindler Elevator Corporation*		Kone, Inc.**		Otis Elevator Company		Thyssenkrupp Elevator (Per Spec Base Bid)		Thyssenkrupp Elevator (Alternate Proposal)***	
On-Call Elevator Maintenance												
A/P Name	Address	Type	Monthly	Annual	Monthly	Annual	Monthly	Annual	Monthly	Annual	Monthly	Annual
#1 PSG RPD/HYD	1015 W Stillwell Ave Animal Control Wichita, KS 67213	Hydraulic	\$125.00	\$1,500.00	\$308.00	\$3,696.00	\$150.00	\$1,800.00	\$250.00	\$3,000.00	\$132.00	\$1,584.00
#1 PSG HYD	1144 S Seneca St Code Enforcement Wichita KS 67213	Hydraulic	\$175.00	\$2,100.00	\$308.00	\$3,696.00	\$150.00	\$1,800.00	\$250.00	\$3,000.00	\$132.00	\$1,584.00
#1 PSG HYD	141 W Elm St Wichita KS 67203	Hydraulic	\$180.00	\$2,160.00	\$308.00	\$3,696.00	\$150.00	\$1,800.00	\$250.00	\$3,000.00	\$132.00	\$1,584.00
#2 (S) PSG HYD	141 W Elm St Wichita KS 67203	Hydraulic	\$160.00	\$1,920.00	\$308.00	\$3,696.00	\$150.00	\$1,800.00	\$250.00	\$3,000.00	\$132.00	\$1,584.00
#3 PSG HYD	141 W Elm St Wichita KS 67203	Hydraulic	\$275.00	\$3,300.00	\$308.00	\$3,696.00	\$150.00	\$1,800.00	\$250.00	\$3,000.00	\$132.00	\$1,584.00
#4 PSG HYD	141 W Elm St Wichita KS 67203	Hydraulic	\$160.00	\$1,920.00	\$308.00	\$3,696.00	\$150.00	\$1,800.00	\$250.00	\$3,000.00	\$132.00	\$1,584.00
#5 (N) PSG HYD	141 W Elm St Wichita KS 67203	Hydraulic	\$160.00	\$1,920.00	\$308.00	\$3,696.00	\$150.00	\$1,800.00	\$250.00	\$3,000.00	\$132.00	\$1,584.00
#6 PSG HYD	141 W Elm St Wichita KS 67203	Hydraulic	\$180.00	\$2,160.00	\$308.00	\$3,696.00	\$150.00	\$1,800.00	\$250.00	\$3,000.00	\$132.00	\$1,584.00
#7 PSG HYD	141 W Elm St Wichita KS 67203	Hydraulic	\$160.00	\$1,920.00	\$308.00	\$3,696.00	\$150.00	\$1,800.00	\$250.00	\$3,000.00	\$132.00	\$1,584.00
#8 PSG HYD	141 W Elm St Wichita KS 67203	Hydraulic	\$275.00	\$3,300.00	\$308.00	\$3,696.00	\$150.00	\$1,800.00	\$250.00	\$3,000.00	\$132.00	\$1,584.00
#9 PSG HYD	141 W Elm St Wichita KS 67203	Hydraulic	\$250.00	\$3,000.00	\$308.00	\$3,696.00	\$150.00	\$1,800.00	\$250.00	\$3,000.00	\$132.00	\$1,584.00
#1 PSG HYD	1900 E Morris St Youth Intake Wichita KS 67211	Hydraulic	\$180.00	\$2,160.00	\$308.00	\$3,696.00	\$150.00	\$1,800.00	\$250.00	\$3,000.00	\$132.00	\$1,584.00
#2 PSG HYD	1900 E Morris St Youth Intake Wichita KS 67211	Hydraulic	\$150.00	\$1,800.00	\$308.00	\$3,696.00	\$150.00	\$1,800.00	\$250.00	\$3,000.00	\$132.00	\$1,584.00
#1 (S) PSG HYD	271 W 3RD St N Wichita KS 67202	Hydraulic	\$225.00	\$2,700.00	\$308.00	\$3,696.00	\$150.00	\$1,800.00	\$250.00	\$3,000.00	\$132.00	\$1,584.00
#2 (C) PSG HYD	271 W 3RD St N Wichita KS 67202	Hydraulic	\$225.00	\$2,700.00	\$308.00	\$3,696.00	\$150.00	\$1,800.00	\$250.00	\$3,000.00	\$132.00	\$1,584.00
#3 (N) PSG HYD	271 W 3RD St N Wichita KS 67202	Hydraulic	\$225.00	\$2,700.00	\$308.00	\$3,696.00	\$150.00	\$1,800.00	\$250.00	\$3,000.00	\$132.00	\$1,584.00
#1 PSG TR	510 N Main St Wichita KS 67203	Traction	\$350.00	\$4,200.00	\$308.00	\$3,696.00	\$300.00	\$3,600.00	\$764.00	\$9,168.00	\$600.00	\$7,200.00
#1 PSG TR (NW)	525 N Main St Wichita KS 67203	Traction	\$450.00	\$5,400.00	\$308.00	\$3,696.00	\$300.00	\$3,600.00	\$764.00	\$9,168.00	\$600.00	\$7,200.00
#2 PSG TR (N)	525 N Main St Wichita KS 67203	Traction	\$450.00	\$5,400.00	\$308.00	\$3,696.00	\$300.00	\$3,600.00	\$764.00	\$9,168.00	\$600.00	\$7,200.00
#3 PSG TR (NE)	525 N Main St Wichita KS 67203	Traction	\$450.00	\$5,400.00	\$308.00	\$3,696.00	\$300.00	\$3,600.00	\$764.00	\$9,168.00	\$600.00	\$7,200.00
#4 PSG TR (SE)	525 N Main St Wichita KS 67203	Traction	\$450.00	\$5,400.00	\$308.00	\$3,696.00	\$300.00	\$3,600.00	\$764.00	\$9,168.00	\$600.00	\$7,200.00
#5 PSG TR (S)	525 N Main St Wichita KS 67203	Traction	\$450.00	\$5,400.00	\$308.00	\$3,696.00	\$300.00	\$3,600.00	\$764.00	\$9,168.00	\$600.00	\$7,200.00

#6 PSG TR (SW)	525 N Main St Wichita KS 67203	Traction	\$450.00	\$5,400.00	\$308.00	\$3,696.00	<b>\$300.00</b>	<b>\$3,600.00</b>	\$764.00	\$9,168.00	\$600.00	\$7,200.00
#7 PSG TR (JAIL)	525 N Main St Wichita KS 67203	Traction	\$450.00	\$5,400.00	\$308.00	\$3,696.00	<b>\$300.00</b>	<b>\$3,600.00</b>	\$764.00	\$9,168.00	\$600.00	\$7,200.00
#8 PSG TR (JURY)	525 N Main St Wichita KS 67203	Traction	\$450.00	\$5,400.00	\$308.00	\$3,696.00	<b>\$300.00</b>	<b>\$3,600.00</b>	\$764.00	\$9,168.00	\$600.00	\$7,200.00
#1 PSG HYD	525 N Main St Wichita KS 67203	Hydraulic	\$160.00	\$1,920.00	\$308.00	\$3,696.00	<b>\$150.00</b>	<b>\$1,800.00</b>	\$250.00	\$3,000.00	\$132.00	\$1,584.00
#1 (W) PSG HYD	603 N Main St Wichita KS 67203	Hydraulic	\$185.00	\$2,220.00	\$308.00	\$3,696.00	<b>\$150.00</b>	<b>\$1,800.00</b>	\$250.00	\$3,000.00	\$132.00	\$1,584.00
#2 (E) PSG HYD	603 N Main St Wichita KS 67203	Hydraulic	\$185.00	\$2,220.00	\$308.00	\$3,696.00	<b>\$150.00</b>	<b>\$1,800.00</b>	\$250.00	\$3,000.00	\$132.00	\$1,584.00
#1 PSG HYD	615 N Main St Wichita KS 67203	Hydraulic	\$140.00	\$1,680.00	\$308.00	\$3,696.00	<b>\$150.00</b>	<b>\$1,800.00</b>	\$250.00	\$3,000.00	\$132.00	\$1,584.00
#1 PSG HYD	700 S Hydraulic Ave Wichita KS 67211	Hydraulic	\$150.00	\$1,800.00	\$308.00	\$3,696.00	<b>\$150.00</b>	<b>\$1,800.00</b>	\$250.00	\$3,000.00	\$132.00	\$1,584.00
#1 PSG HYD	714 N Main St 911 Emergency Communications Wichita, KS 67203	Hydraulic	\$150.00	\$1,800.00	\$308.00	\$3,696.00	<b>\$150.00</b>	<b>\$1,800.00</b>	\$250.00	\$3,000.00	\$132.00	\$1,584.00
#1 PSG HYD	905 N Main St Wichita KS 67203	Hydraulic	\$150.00	\$1,800.00	\$308.00	\$3,696.00	<b>\$150.00</b>	<b>\$1,800.00</b>	\$250.00	\$3,000.00	\$132.00	\$1,584.00
Total			\$8,175.00	\$98,100.00	\$9,856.00	\$118,272.00	\$6,150.00	\$73,800.00	\$12,626.00	\$151,512.00	\$8,436.00	\$101,232.00
No Bid			Cabb Elevator		Country Home Elevator		Interstate Elevator, Inc.		Lins Elevator Service, Inc.			

On the recommendation of Josh Lauber, on behalf of Facilities Maintenance Tim Myers moved to **accept the proposal from Otis Elevator Company in the amount of \$73,800.00 annually and establish contract rates for three (3) years with two (2) one (1) year options to renew.** A review committee comprised of Andrew Dilts, David Perricone, and Kendal Ewing - Facilities Maintenance; Clark Wiemeyer - Courthouse Police; and Josh Lauber - Purchasing, evaluated all proposals based on the selection criteria outlined in the RFP. The decision to recommend Otis Elevator Company was reached unanimously based on being the low proposal and not having a contractual elevator past due on their annual inspections. Jennifer Blasi seconded the motion. The motion passed unanimously.

The objective of having an on-call elevator contractor is to acquire long term comprehensive elevator maintenance and repair services with a vendor that has the experience and qualifications to identify and correct potential problems. The on-call vendor's responsibility is to ensure county elevators are in compliance with Metropolitan Area Building and Construction Department (MABCD) codes.

Proposals were received from four (4) vendors. Only two vendors (Otis & Thyssenkrupp) provided proposals that met the RFP requirements.

#### Notes:

A brief overview of the proposals received are below:

\*Boesen Plumb Elevator Solutions – excludes hydraulic units located underground and MCH lobby elevator machine components.

\*\*Kone, Inc. – excludes insurance requirements, indemnification requirements, performing background checks, motor generators, guide rails, cab communication devices, hydraulic units located underground, etc.

\*\*\*Thyssenkrupp Elevator (alternate proposal for \$101,232.00) – requested 90 days to assemble a CIP for repairs that would be reviewed and agreed upon with the county, reduce preventative maintenance frequency to 1 hour each quarter instead of 1 hour each month.

#### Questions and Answers

Russell Leeds: Questions from the Board on this item?

Tim Myer: What has been our experience dealing with Otis Elevator Company (Otis) for the county?

Andrew Dilts: We do not have any experience with Otis themselves. We do have some experience with the other vendors that submitted proposals. However, Thyssenkrupp Elevator is the only other vendor that submitted a proposal that met the RFP requirements and we have reason to believe that Otis would be a better provider for us.

Tim Myers: I noticed looking at the bid we're looking at for example one in the area of \$3,600.00 and then you're looking at for the same service around \$7,200.00. So basically twice as much.

Andrew Dilts: I'm sorry, could you clarify where you're seeing that example.

Tim Myers: #1 PSG TR, we're looking at Otis compared to the other at \$7,200.00.

Andrew Dilts: Otis, we have a lot of their components here at the Main Courthouse as well as at other facilities. Since this equipment is proprietary they can get those parts at a lesser cost than what they're going to sell to the other vendors. So that is one advantage Otis has over the other vendors as far as, how much equipment that we have that is proprietary to them and the expense of the parts that they sell to the other vendors. There is a markup. We asked a question to all the vendors, as far as to how they maintain all of their elevators and stay in compliance with MABCD. Otis was the only one that didn't have any red flags that came up.

Russell Leeds: Thank you, other questions from the Board?