



## Board Report

File #: 2015-1785, File Type: Contract

Agenda Number: 31

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### SYSTEM SAFETY, SECURITY AND OPERATIONS COMMITTEE MAY 19, 2016

**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. OP4260900 for **commercial and industrial door repair and preventive maintenance services with Specialty Doors + Automation**, for a not-to-exceed amount of \$1,116,405 for the three-year base period, \$372,135 for the first option year, and \$372,135 for the second option year, for a combined total of \$1,860,675, effective July 1, 2016, through June 30, 2021.

#### **ISSUE**

This new contract will provide agency wide as-needed repair and semi-annual inspections and preventive maintenance services for Metro's commercial and industrial doors. It will also provide as-needed refurbishment or replacement of damaged or aging doors.

Preventive maintenance of commercial and industrial doors is necessary to extend their useful life and provide safe and reliable service system-wide.

The existing contract with Specialty Doors + Automation, OP33442634, will expire on June 30, 2016. To ensure service continuity along with safe and timely operations, a new contract award is required effective July 1, 2016.

#### **DISCUSSION**

There are over 935 doors throughout Metro bus and rail facilities. This includes steel roll-up doors, glass doors, bi-fold doors, roll-up grills, sectional doors, fire doors, and counter shutters.

This contract will provide semi-annual inspections, preventive maintenance services, and as-needed repairs to damaged or malfunctioning doors. Timely repairs of damaged or malfunctioning doors or grills are necessary to avoid negative impact to bus roll-outs and train operations.

## **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**

The funding of \$372,135 for this is contract is included in the FY17 budget in cost centers 3367 - Facilities Property Maintenance, under multiple operating projects.

Since this is a multi-year contract, the cost center manager and project managers will ensure that the balance of funds are budgeted in future years.

### Impact to Budget

The source of funds for this procurement will come from state and local funding sources that are eligible for Bus and Rail Operating or Capital Projects. These funding sources will maximize the use of funds for these activities.

## **ALTERNATIVES CONSIDERED**

Staff considered providing this service with in-house staff. This would require the hiring and training of additional 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 Contract No. OP4260900 to Specialty Doors + Automation, to provide commercial and industrial door repair and preventive maintenance services throughout Metro bus and rail facilities effective July 1, 2016.

## **ATTACHMENTS**

Attachment A - Procurement Summary

Attachment B - DEOD Summary

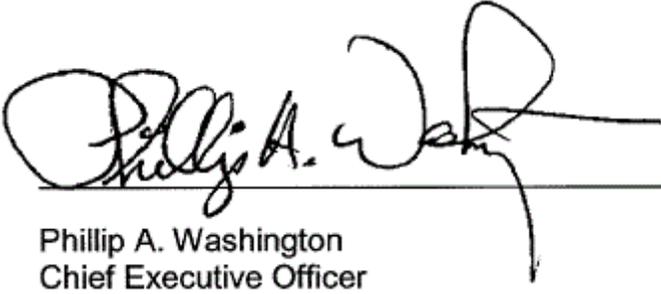
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Phillip A. Washington  
Chief Executive Officer

## PROCUREMENT SUMMARY

COMMERCIAL AND INDUSTRIAL DOOR REPAIR AND PREVENTIVE  
MAINTENANCE SERVICES / OP4260900

1.	<b>Contract Number:</b> OP4260900	
2.	<b>Recommended Vendor:</b> Specialty Doors + Automation	
3.	<b>Type of Procurement (check one):</b> <input type="checkbox"/> RFP <input checked="" type="checkbox"/> IFB <input type="checkbox"/> IFB-A&E <input type="checkbox"/> Non-Competitive <input type="checkbox"/> Modification <input type="checkbox"/> Task Order	
4.	<b>Procurement Dates:</b>	
	<b>A. Issued:</b> September 10, 2015	
	<b>B. Advertised/Publicized:</b> September 10, 2015	
	<b>C. Pre-Proposal/Pre-Bid Conference:</b> September 17, 2015	
	<b>D. Proposals/Bids Due:</b> October 27, 2015	
	<b>E. Pre-Qualification Completed:</b> December 28, 2015	
	<b>F. Conflict of Interest Form Submitted to Ethics:</b> November 19, 2015	
	<b>G. Protest Period End Date:</b> May 24, 2016	
5.	<b>Solicitations Picked up/Downloaded:</b> 8	<b>Bids/Proposals Received:</b> 2
6.	<b>Contract Administrator:</b> Rommel Hilario	<b>Telephone Number:</b> (213) 922-4654
7.	<b>Project Manager:</b> Carlos Martinez	<b>Telephone Number:</b> (213) 922-6761

**A. Procurement Background**

This Board Action is to approve a contract award in support of Facilities Maintenance to provide the installation, automation and repair services for rollup and hinged fire doors, hinged single and double glass/aluminum doors, steel roll-up doors/grilles and all other types of doors throughout Metro bus and rail facilities as outlined in Invitation for Bid (IFB) No. OP182553367348920.

The IFB was issued as a competitive procurement in accordance with Metro's Acquisition Policy. The contract type is firm fixed unit price.

Three amendments were issued during the solicitation phase of this IFB:

- Amendment No. 1, issued on September 25, 2015, provided pre-bid conference material including sign-in sheets, planholders' list, and prevailing wage information;
- Amendment No. 2, issued on October 14, 2015, changed submittal requirements and extended the bid due date;
- Amendment No. 3, issued on October 19, 2015, deleted the bid bond and performance bond requirements.

A pre-bid conference was held on September 17, 2015. A total of two bids were received on October 27, 2015.

## **B. Evaluation of Bids**

This procurement was conducted in accordance, and complies with, standard acquisition policy for a competitive sealed bid. A total of two bids were received from Specialty Doors + Automation and Southern California Overhead Door Company, Inc. Both firms were determined to be responsive, responsible and qualified to perform the required services based on the IFB's requirements and technical evaluation by the Project Manager.

## **C. Cost/Price Analysis**

The recommended hourly rate and total price from Specialty Door + Automation for the contract are considered fair and reasonable based upon adequate price competition, independent cost estimate, and technical evaluation. Specialty Door + Automation offered the lowest hourly labor rate.

In March 2016, the Department of Industrial Relations (DIR) confirmed that prevailing wage applies to the services included in this contract. Staff conducted an analysis of the bids to ensure that applicable prevailing wages were met. The analysis included a review of applicable labor categories cited by the DIR.

<b>BIDDER</b>	<b>BID AMOUNT</b>	<b>METRO ICE</b>	<b>AWARD AMOUNT</b>
Specialty Door + Automation	\$1,860,675	\$2,297,581	\$1,860,675
Southern California Overhead Door Company.	\$4,816,290	\$2,297,581	

## **D. Background on Recommended Contractor**

The recommended firm, Specialty Door + Automation located in Rancho Dominguez, California, has been in business since 1996. Their goal was to build a full service company that offered more features to industrial and retail customers at a low price. Specialty Door + Automation provides a variety of automation, security products, installation, and repair services. Their solutions include complete electrical, gates and fabrication. The company primarily focuses their services in Southern California where they have multiple offices from Santa Barbara to Orange County. Specialty Door + Automation is the incumbent for this work and has performed satisfactorily.

**DEOD SUMMARY****COMMERCIAL AND INDUSTRIAL DOOR REPAIR AND PREVENTIVE  
MAINTENANCE SERVICES / OP4260900****A. Small Business Participation**

The Diversity and Economic Opportunity Department (DEOD) established a 5% Small Business Enterprise (SBE) goal for this solicitation. At the time of bid, Specialty Doors Inc. did not make an SBE commitment. However, Specialty Doors notified Metro that their listed non-SBE subcontractor, LAX Equipment, submitted an application for SBE certification (received by Metro on March 25, 2016), and was SBE certified on April 19, 2016. Meeting the goal was neither a condition of award nor an issue of responsiveness. After contract award, it is expected that Specialty Doors will have an SBE participation of 2.42%.

According to guidance provided by County Counsel, SBE goals on non-federally funded IFBs cannot be a condition of award because Metro can only award to the lowest bidder in accordance with Section 130232(5) of the California Public Utilities Code. Staff is working with Government Relations to seek legislative change to the Public Utilities Code, through Assembly Bill 2690 (Ridley-Thomas). AB 2690 is currently pending referral to the Assembly Local Government Committee.

**B. Living Wage and Service Contract Worker Retention Policy Applicability**

The Living Wage and Service Contract Worker Retention Policy is not applicable to this contract.

**C. Prevailing Wage Applicability**

Prevailing Wage requirements are applicable to this project. DEOD will monitor contractors' compliance with the State of California Department of Industrial Relations (DIR), California Labor Code, and, if federally funded, the U S Department of Labor (DOL) Davis Bacon and Related Acts (DBRA).

**D. Project Labor Agreement/Construction Careers Policy**

The Project Labor Agreement/Construction Careers Policy is not applicable to this project.