



## Legislation Details (With Text)

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**Title:** Reject all proposals received for a citywide requirements contract for elevator maintenance and repair services at various City locations (Bid File 9618)

**Sponsors:** General Services Department

**Indexes:**

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**Attachments:** 1. 24-281 Bid Evaluation

Date	Ver.	Action By	Action	Result
3/21/2024	1	City Council	APPROVED	Pass

### REPORT TO THE CITY COUNCIL

**FROM:** BRIAN BARR, Director  
General Services Department

**BY:** MELISSA PERALES, Purchasing Manager  
General Services Department, Purchasing Division

### SUBJECT

Reject all proposals received for a citywide requirements contract for elevator maintenance and repair services at various City locations (Bid File 9618)

### RECOMMENDATION

Staff recommends that the City Council reject all proposals received for a citywide requirements contract for elevator maintenance and repair services at various City locations and allow staff to repackage the project to allow for a more competitive bid outreach to increase local competition.

### EXECUTIVE SUMMARY

The General Services Department, Purchasing Division, seeks to reject the proposals received for elevator maintenance and repair services at various City locations. The Request for Proposals (RFP) was released on February 10, 2023, and was publicly posted on Planet Bids and advertised in the Business Journal. Proposals were due March 21, 2023, and were opened at the public bid opening. The Purchasing Division received proposals from EnPro Elevator, Inc. and TK Elevator Corporation. The outcome of the RFP did not meet the anticipated level of competitiveness. Additionally, the Selection Committee identified areas of concern in both proposals received. Due to the importance of

the scope of work, the Purchasing Division recommends rejecting both proposals to conduct additional targeted outreach to increase local competition.

## **BACKGROUND**

The General Services Department, Purchasing Division is responsible for administering the citywide agreement for elevator maintenance and repair services. The maintenance and repair of elevators is critical to maintaining the safety, reliability, and quality services in City buildings, as well as meeting Americans with Disabilities Act (ADA) standards. This equipment must also remain in compliance with State of California mandates for maintenance, safety, and repairs.

The RFP was advertised in the Business Journal and published on Planet Bids on February 10, 2023. Subsequently, the RFP documents were downloaded by 9 potential proposers and 5 exchanges. Two proposals were received from EnPro Elevator, Inc. and TK Elevator Corporation by the March 21, 2023 deadline.

During the proposal evaluation, it became evident there were concerns with both proposals received. First, EnPro Elevator, Inc. is located 180 miles north of the City of Fresno and is unable to meet both response time requirements outlined in the RFP. This includes a 35-minute response time for trouble calls with entrapment and a 2-hour response time for trouble calls without entrapment. Second, the Selection Committee members had mixed reviews regarding the performance of the City's current Contractor, TK Elevator Corporation. The Purchasing Division conducted reference checks of TK Elevator's other customers and they expressed some of the same concerns. It was determined that the best course of action is for the City to reject both proposals and reissue the RFP.

The Purchasing Division plans to reassess requirements, reissue the Request for Proposals, and conduct additional targeted outreach to increase local competition.

## **ENVIRONMENTAL FINDINGS**

Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15378, the rejection of all proposals does not qualify as a "project" for the purposes of CEQA requirements.

## **LOCAL PREFERENCE**

Local preference was considered during the evaluation.

## **FISCAL IMPACT**

This request to reject all proposals will have no fiscal impact.

Attachments:  
Bid Evaluation