



**OPERATIONS COMMITTEE
FEBRUARY 16, 2000**

SUBJECT: INDUSTRIAL DOOR MAINTENANCE AND REPAIR

Metropolitan
Transportation
Authority

ACTION: AWARD A CONTRACT TO SPECIALTY DOORS AND AUTOMATION TO PROVIDE INDUSTRIAL DOOR MAINTENANCE, REPAIR AND INSTALLATION FOR MTA BUS AND RAIL PROPERTIES IN AN AMOUNT OF \$609,465

One Gateway Plaza
Los Angeles, CA
90012-2952

RECOMMENDATION

Award a unit rate contract to Specialty Doors and Automation of Manhattan Beach, California, the only responsive, responsible bidder, to provide maintenance, repair and installation services for MTA industrial doors at all bus and rail facilities for a five year period, for a not-to-exceed amount of \$609,465, inclusive of a 10% contingency for as-needed work.

RATIONALE

Maintenance of the roll-up doors throughout the MTA is an essential service to protect the health and safety of our customers and employees. Service under this contract will help maintain our compliance with fire, life, and safety codes. For example, Metro Red Line stations need to be physically closed for routine maintenance and when no revenue service is being provided. Similarly, our Division operating employees need protection from inclement weather and have the need to limit access to facilities and supplies during non-peak staffing hours.

The services the MTA will receive as a result of this award will provide as-needed maintenance, repair and installation of roll up and other types of industrial doors to support transit operations. This service will also provide maintenance and certification of fire doors as required by state and local codes.

A contingency of \$55,406 is necessary to address replacement of worn doors or installment of new doors where none currently exist, and is included in the scope of work requirements but is outside of anticipated maintenance over the five-year period of the base contract.

FINANCIAL IMPACT

Funding of \$213,000 for this procurement is included in the FY00 Budget in Cost Center, Contracts and Administration, under Projects 300011 Bus Operations, 300022 MBL Rail Operations, 300033 MGL Rail Operations, 300044 MRL Rail Operations and 100001, General Overhead. Since this is a multi-year contract, the

cost center manager and Executive Officer will be accountable for budgeting the cost in future years. In FY 99, \$121,246 was expended on this item.

ALTERNATIVES CONSIDERED

One alternative considered was to provide the service in-house. This would require the hiring of additional personnel and the purchase of additional equipment and is not cost effective.

BACKGROUND

The MTA provides public transportation to Los Angeles County through its Metro transit system. This system includes the Blue Line, Green Line, Red Line, and the Bus System. Included in this bid are 731 doors of various types which require repair and or replacement. These doors are at 43 locations including maintenance and transportation buildings at Bus and Rail operating properties, Red Line Stations, the Regional Rebuild Center, and other locations. Repair and replacement of such doors is necessary in order to protect MTA employees, and property, as well as to comply with Fire/Life Safety regulations.

PROCUREMENT SUMMARY

On December 9, 1999, Invitation For Bid Number OP33445325R for the repair, installation and maintenance of industrial doors was advertised and issued. A pre-bid conference was held on December 14, 1999. On December 21, 1999, two bids were timely received for this procurement. A third bid was delivered to the MTA, but was not timely.

MTA staff performed a technical evaluation and found Specialty Doors and Automation capable of meeting the requirements of the specifications. The bid from Vortex Industries did not meet the Pre-Qualification requirement and was deemed non-responsive.

COST/PRICE ANALYSIS

	BID PRICE	HISTORICAL PRICE	VARIANCE
BASIC SERVICE	\$554,059.50	*526,415.00	\$27,644.50
CONTINGENCY (10%)	\$55,405.00	*\$79,815.00	(\$24,410.00)
TOTAL CONTRACT	\$609,464.50	* \$606,230.00	\$3,234.50

*This is MTA's first time requesting this service as a long term contract (5 years). The historical costs stated above for the basic service are last year's actual cost for maintenance and repair in the amount of \$105,283 and \$15,963 for installation of new doors a total of \$121,246, extended to reflect five years.

The recommended bid price of \$554,059.50 has been determined to be fair and reasonable based upon historical price analysis and comparison to MTA's estimate. Although only one responsive bid was received, the bid is within 5% of the historical price projected for five years. The recommended bid price is also lower than MTA's estimate.

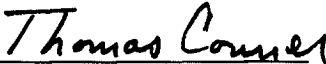
SMALL BUSINESS PARTICIPATION


The Contract Compliance Unit waived the DBE goal for this procurement based on the lack of subcontracting opportunities. Based on industry practices, it is expected that the Prime will provide all materials and services without subcontracting. However, pursuant to the DBE Program, if the awardee proposes to use the services of subcontractors, the awardee is expected to afford maximum opportunities to DBEs in all subcontractor and supply service areas. Upon the MTA's request, awardee is required to submit documentation to satisfy MTA that good faith efforts were made to utilize DBEs throughout the life of the contract.


Prepared by: Bob Spradley, Facilities Maintenance Supervisor
 Michael Loller, Contract Administrator

ATTACHMENTS

1. Procurement Summary

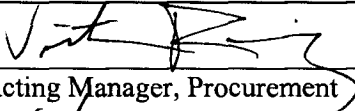

Thomas K. Conner
Executive Officer
Transit Operations

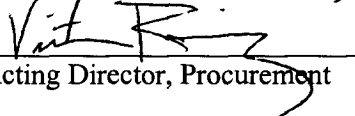

Gwendolyn Williams
Interim Executive Officer
Procurement


ALLAN LIPSKY
Office of the Chief Executive Officer

BOARD REPORT ATTACHMENT "A"
PROCUREMENT SUMMARY
SEALED BID

1.	Independent Estimate:\$656,852
2.	Recommended Vendor:
	Name: Specialty Doors and Automation
	City:1140 Highland Ave, Manhattan Beach, Ca. 90266
	Total Dollar Amount: \$609,465, including 10% contingency
3.	Description of Equipment or Material: Provide repair Installation and Maintenance of Roll-up Doors at Selected MTA Facilities
4.	Issued and Advertised: 12/9/99
5.	DBE Participation Goal? 0% DBE Responsive? yes
6.	No. of Bid notifications sent (postcards): 404
7.	No. of Bids Picked up by Vendors: 5
8.	Pre-Bid Conference: 12/14/99
9.	Date bids opened: 12/21/99
10.	No. of bids received: 2
11.	Staff analysis:
	1. List Bidders and Bid Prices
	Specialty Doors and Automation \$554,059.50
	Vortex Industries, Inc. \$729,084.00 Non-responsive(Pre-qual)
	2. Tech Analysis-Responsiveness Contractor has all the requisite licenses.
12.	Protest Received: Yes, 2 protests were received. Disposition of Protest/Appeal: Protest rejected for lack of merit.
13.	Award to Other than Low Bid? Why? No
14.	Conflict of Interest form submitted to Ethics? 1/4/2000
15.	EO Evaluation Completed: 9/24/99
16.	Pre-Qualification Completed? 1/27/2000
17.	Audit Report Status: N/A
18.	Contract Administrator Michael Loller Tel: (213)922-7257
18.	Project Manager: Bob Spradley Tel: (213) 922-6632

Concur: 
Acting Manager, Procurement

Concur: 
Acting Director, Procurement

Concur: _____
Interim Executive Officer, Procurement