



REPORT FOR ACTION CONTRACT AWARD

Contract Award for Five (5) -Year Elevator Maintenance Program (2017-2022)

Date: July 28, 2017

To: Board of Directors, Toronto Parking Authority

From: Acting President, Toronto Parking Authority

Wards: 18, 20, 21, 22, 27, 28

RECOMMENDATIONS

The Acting President, Toronto Parking Authority recommends that:

1. The Board of Directors of the Toronto Parking Authority grant authority to award the Contract for the five (5) year Elevator Maintenance Program (2017-2022) in the total amount of \$792,000.00 plus \$108,000.00 as a contingency allowance, being the sum total amount of \$900,000.00 net of all taxes and charges, to Quality Allied Elevator, having submitted the lowest compliant bid and meeting all specifications in conformance with the tender requirements. For the first year of the contract, 2017-18, the contract amount will be \$158,400.00 plus \$21,600.00 as contingency allowance, being the sum total of \$180,000.00 net of all taxes and charges.

FINANCIAL IMPACT

The total amount to award the contract for the 5-Year Elevator Maintenance Program (2017-2022) is \$792,000.00 plus \$108,000.00 as a contingency allowance, being the sum total amount of \$900,000.00 not including taxes and charges.

Funding for this work for 2017 is included in the 2017 approved Operating Budget Elevator Maintenance Account 521 and will continue to be budgeted in the subsequent years.

CALL SUMMARY

TPA engaged a qualified expert in elevator repair and maintenance, Solucore Inc. as consultant in connection with this maintenance contract. The tender documents were

prepared by the consultant to include all technical requirements, material and labour to provide preventative maintenance work at the various TPA sites.

Solucore tendered the work to four qualified companies on May 29, 2017. The call closed on June 14, 2017 and three (3) bids were received and considered. The fourth firm, ThyssenKrupp, failed to attend the mandatory pre-submission briefing and were therefore disqualified based on not meeting a mandatory requirement. Their bid was returned unopened.

Table 1: Summary of Bids Received, including bid price (net of applicable taxes)

Company	Base Monthly Price (Active Elevators)	Base Monthly Price (Elevators under Warranty)	Total Monthly Price	Extended Five (5) Year Total Price
Direct Elevator Service Ltd.	\$21,750.00	\$2,085.00	\$23,835.00	\$1,430,100.00
Vertical Motion Inc.*	\$10,680.00	\$995.00	\$11,675.00	\$700,500.00
Quality Allied Elevator	\$12,000.00	\$1,200.00	\$13,200.00	\$792,000.00

****Vertical Motion Inc. did not provide a price for Carpark 1 (20 Charles Street); accordingly bid is not compliant with all the requirements of the call.***

COMMENTS

The Toronto Parking Authority (TPA) operates twelve (12) existing parking structures equipped with elevators. In addition, within the last two years, three (3) new structures have been added by the TPA, for which the elevators are currently serviced under warranty. The total inventory comprises twenty-nine (29) elevators in the existing facilities and a further three (3) in the new facilities currently under warranty.

All TPA elevators must be inspected and serviced on a regular basis to ensure a state of good repair and that they operate in reliable, efficient and safe working order. Monthly checks, annual tests, and five-year tests are required as part of the preventative elevator maintenance services. Further, as the owner, TPA is responsible to maintain all elevators in its buildings to the latest Code requirements and comply with applicable regulations, as well as any other requirements of the authority having jurisdiction, namely the Technical Standards and Safety Association (TSSA).

In addition to regular planned elevator inspection and maintenance, emergency services are periodically required in the event of break down. The elevator maintenance program is geared to minimizing wear and tear on the equipment, shut-down time and frequency of breakdowns. This program also provides for a prompt response to calls for "trapped persons". The contingency allowance recommended in conjunction with this contract award is intended to provide for these instances.

Attachment 1 to this report details the locations and service characteristics of the elevators as well as monthly cost by location provided by the bidders.

The consultant's letter (Attachment 2), dated June 23, 2017 sets out the details of their review and recommendations. The summary is as follows:

- The Vertical Motion Inc. bid did not provide a price to maintain the elevators at Carpark 1 (20 Charles Street), citing that they cannot maintain the equipment installed at that particular site. Their inability to maintain CP 1 renders their bid non-compliant as they do not demonstrate the ability to provide the full range of service required under this contract.
- The Quality Allied Elevator bid met all requirements of the TPA. Their bid addresses all sites, and they have a demonstrated track record of providing the services required in an acceptable manner.
- Solucore recommends awarding the contract to Quality Allied Elevator based on a complete submission that meets all of the tender requirements. Furthermore, Quality Allied Elevator have recently completed the modernization of several elevators for the Toronto Parking Authority, under the management of Solucore and their performance has been satisfactory.

Staff concur with the consultant's assessment and recommend that the bid of Quality Allied Elevator be accepted.

CONTACT

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SIGNATURE

Andrew Koropeski
Acting President, Toronto Parking Authority

ATTACHMENTS

Attachment 1: Elevator Information and Monthly Bid Amounts
Attachment 2: Solucore Recommendation Letter

ATTACHMENT 1:

Elevator Information and Monthly Bid Amounts

Active Parking Structure Elevators

Carpark No.	Address	No. of Elevators	No. of Floors Served	Bid Prices (Monthly)		
				Direct Elevator Service Ltd.	Vertical Motion Inc.	Quality Allied Elevator
1	20 Charles Street	2	7	\$1,590	No Bid	\$800
11	21 Pleasant Blvd	2	6	\$1,590	\$825	\$800
13	20 Delisle	1	3	\$990	\$600	\$800
15	37 Yorkville Ave	3	7/9	\$2,385	\$1,225	\$1,200
26	33 Queen St. E	3	5/8	\$795	\$1,100	\$1,200
34	25 Dundas St. E	1	5	\$4,770	\$335	\$400
36	110 Queen St. W	6	5	\$4,770	\$2,475	\$2,400
43	2 Church Street	6	5/6	\$495	\$2,475	\$2,400
125	323 Richmond St. E	1	4	\$495	\$335	\$400
150	40 Larch Street	1	4	\$495	\$335	\$400
178	650 Mt. Pleasant Rd	1	2	\$495	\$325	\$400
215	74 Yorkville Ave	2	3/4	\$990	\$650	\$800
Total No. of Units:		29				

Parking Structure Elevators Currently Under Warranty (these units will be added under the maintenance contract upon expiration of the warranty period)

Carpark No.	Address	No. of Elevators	No. of Floors Served	Bid Prices (Monthly)		
				Direct Elevator Service Ltd.	Vertical Motion Inc.	Quality Allied Elevator
49	30 Roehampton Ave	1	3	\$795	\$335	\$400
261	2-6 Lisgar Street	1	2	\$495	\$325	\$400
655	935 Eglinton Ave W	1	3	\$795	\$335	\$400
Total No. of Units		3				