

**MOTION NO. M2011-23**  
**Elevator and Escalator Maintenance**

MEETING:	DATE:	ACTION TYPE:	STAFF CONTACT:	PHONE:
Operations and Administration Committee	03/17/11	Final Action	Bonnie Todd, Executive Director of Operations <b>Brent Buzard, Acting Facilities Manager</b>	206-398-5367  206-398-5360

**PROPOSED ACTION**

Authorizes the chief executive officer to execute a contract amendment with Eltec Systems, LLC to provide routine elevator and escalator maintenance, monitoring, and on-call services in the amount of \$171,000, for a total authorized contract amount not to exceed \$612,000.

**KEY FEATURES**

- This action provides continued technical expertise necessary to perform preventative maintenance and on-call services for elevators and escalators for Sounder, ST Express and Union Station facilities.
- The scope of work includes monthly, quarterly, and annual maintenance as well as on-call services for elevators and escalators. The contract also allows for maintaining equipment at additional facilities as needed. The additional amount will cover the costs through the contract term, October 31, 2012.
- The amendment is needed due to higher than expected expenditures because of the addition of new facilities, vandalism, more frequent on-call services, and maintenance services for three Central Link stations for the time period after the warranty period expired in November 2010 until May 2011 when King County Metro will become responsible for the maintenance.

**PROJECT DESCRIPTION**

Sound Transit currently has 35 elevators and 12 escalators at Sounder, ST Express, Link and Union Station facilities. Eltec will maintain 32 elevators and eight escalators until May 1, 2011 when King County Metro will begin maintaining 10 elevators and eight escalators at Beacon Hill Station, Tukwila International Boulevard Station, and Mount Baker Station. Under a separate contract with Sound Transit, ThyssenKrupp Elevator maintains the elevators and escalators at Airport Station.

## FISCAL INFORMATION

### Summary for Board Action (X \$1,000)

Action Item: To increase the contract amount with Eltec System LLC. to provide agency-wide elevator maintenance.

Current Year Elevator Maintenance Budget	Adopted 2011 Budget	Spent and Committed to date in 2011	Contract Expenditures 2011	Remaining 2011 Budget
Souder	54	17	33	4
ST Express	44	15	29	0
Central Link	56	17	0	39
Union Station	15	4	8	3
Total	169	53	70	46

Contract Spending Plan	Prior Year(s) Spending	2011 Spending	Future Expenditures	Total
Eltec System	398	113	101	612

	Current Approved Contract Value	Spent to Date	Proposed Action	Proposed Total Contract Value
Contract Budget				
Eltec System	441	397	171	612
Contingency	-	-	-	-
Total Contract	441	397	171	612
Percent Contingency	0%	0%	0%	0%

#### Notes:

Elevator maintenance budget for various stations is included in facilities maintenance budget for all modes. The facilities maintenance budget for Souder, Central Link and ST Express can be found on page 48, 43 and 54 of The 2011 Budget book, respectively. The elevator maintenance budget for Union Station is included in Operations which can be found on page 130 of the budget book. The Board endorsed the 2011 budget on December 16, 2010.

## SMALL BUSINESS PARTICIPATION

Sound Transit Goal: 0%

Committed Goal: 100%

Eltec Systems, LLC is a small business and will perform 100% of the work.

## EQUAL EMPLOYMENT WORKFORCE PROFILE

The Eltec Systems, LLC workforce of 30 employees includes 20% women and 0% minorities.

## BACKGROUND

Service costs have steadily increased over the last four years of the contract. Factors contributing to that increase include the addition of new facilities (Everett Station, Issaquah Transit Center,

Lakewood Station, and three Central Link Stations on a temporary basis), significant and costly vandalism, and higher-than-anticipated on-call maintenance services.

In July 2007, Sound Transit issued a Request for Proposals for agency-wide elevator and escalator maintenance and monitoring services and selected Eltec Systems, LLC. The contract was authorized by the Finance Committee on October 18, 2007 for one year plus four one-year options for an amount not to exceed \$441,000.

In November 2010, maintenance of the elevators and escalators at Beacon Hill Station, Tukwila International Boulevard Station, and Mount Baker Station were added to the Eltec Contract for the interim period until King County Metro assumes the maintenance responsibilities on May 1, 2011. During the interim period, Sound Transit will solicit reports from Eltec and a consultant to ensure that the elevators and escalators are meeting design and reliability parameters before transitioning responsibilities to King County Metro.

#### Analysis of Contracting Out vs. Performing In-House

Due to the training and licensing requirements for elevator mechanics and the need for an inventory of specialized parts, in-house elevator service is not cost effective.

### **ENVIRONMENTAL COMPLIANCE**

SSK 2-17-11

### **PRIOR BOARD/COMMITTEE ACTIONS**

Motion No. M2007-106 – Authorized the chief executive officer to execute a contract with Eltec Systems, LLC to provide agency-wide, on-call elevator maintenance and monitoring services for a total authorized contract amount not to exceed \$441,000.

### **TIME CONSTRAINTS**

A one month delay would not significantly impact elevator and escalator maintenance needs. A delay beyond April 30, 2011 would require the use of a short term state contract for elevator maintenance as an interim measure.

### **PUBLIC INVOLVEMENT**

Not applicable to this action.

### **LEGAL REVIEW**

LA 3/10/11

**MOTION NO. M2011-23**

A motion of the Operations and Administration Committee of the Central Puget Sound Regional Transit Authority authorizing the chief executive officer to execute a contract amendment with Eltec Systems, LLC to provide routine elevator and escalator maintenance, monitoring, and on-call services in the amount of \$171,000, for a total authorized contract amount not to exceed \$612,000.

**BACKGROUND:**

Service costs have steadily increased over the last four years of the contract. Factors contributing to that increase include the addition of new facilities (Everett Station, Issaquah Transit Center, Lakewood Station, and three Central Link Stations on a temporary basis), significant and costly vandalism, and higher-than-anticipated on-call maintenance services.

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The scope of work includes monthly, quarterly, and annual maintenance as well as on-call services for elevators and escalators. The contract also allows for maintaining equipment at additional facilities as needed. The additional amount will cover the costs through the contract term, October 31, 2012.

**Analysis of Contracting Out vs. Performing In-House**

Due to the training and licensing requirements for elevator mechanics and the need for an inventory of specialized parts, in-house elevator service is not cost effective.

**MOTION:**

It is hereby moved by the Operations and Administration Committee of the Central Puget Sound Regional Transit Authority that the chief executive officer is authorized to execute a contract amendment with Eltec Systems, LLC to provide routine elevator and escalator maintenance, monitoring, and on-call services in the amount of \$171,000, for a total authorized contract amount not to exceed \$612,000.

APPROVED by the Operations and Administration Committee of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on March 17, 2011.

A handwritten signature in blue ink, reading "Dave Enslow", written over a horizontal line.

Dave Enslow  
Operations and Administration Committee Chair

ATTEST:

A handwritten signature in blue ink, reading "Marcia Walker", written over a horizontal line.

Marcia Walker  
Board Administrator