

MEETING DATE: July 28, 2026

STAFF PERSON RESPONSIBLE: Mathew Dziubanski, Chief Building Official

DESCRIPTION: Public Contract for Services with Shums Coda Associates, IncV for the 2026 Elevator Inspection Services, to Provide the Level of Service Previously Provided to Our Conveyance Owners and the Public in Douglas County.

SUMMARY: Colorado statutes (§8-20-101 C.R.S., §9-5.5 C.R.S.) provide for uniform regulation of elevators and other conveyances, such as material and ADA-compliant lifts, and escalators. Since 1998, Douglas County has maintained a Memorandum of Agreement with the Colorado Department of Labor and Employment, Division of Oil and Public Safety, to locally regulate conveyances in unincorporated Douglas County.

Elevator technology and equipment is highly specialized and requires expert inspectors that are both State-qualified and QEI certified. Douglas County contracts with a qualified consultant to provide conveyance regulation for our Elevator Inspection Program within unincorporated Douglas County, compliant with the County's MOA with Colorado. Douglas County requires the services of a well-staffed private consulting company to maintain our very high standards for customer service, including next-day inspections.

Following the State's model, costs for elevator inspections are paid by elevator owners. The costs for mandated periodic inspections are collected from conveyance owners by the County, at a cost lower than typically paid by owners hiring State qualified independent inspectors in State-regulated jurisdictions. Required inspections are then scheduled throughout the year by the consultant and the elevator owners, ensuring that the equipment is inspected within the time frame required by State law. State-mandated periodic elevator inspections in Douglas County began in 2011 with costs of around \$90,000. However, the number of elevators has steadily grown reaching 521 installations with an annual periodic inspection cost of \$120,080.

Businesses constructing new buildings with elevators, escalators, and lifts, and owners of existing elevators, receive next-day elevator inspections upon request. The results of these inspections are communicated by our contracted consultant to Douglas County Building Division on the day of the inspections and are also reported directly to the State. This allows for the timely issuance of Certificates of Occupancy without delays to business and property owners. This has been a critical factor for the on-time openings of hospitals, hotels, and

many other buildings in the County.

Douglas County Building Division posted a request for proposals for conveyance regulation inspection and plan review services. Five consulting companies responded - A to Z Elevator Inspections Inc, Bureau Veritas, High Sierra Elevator Inspections, RD3, Inc, and Shums Coda Associates. All vendors presented competitive proposals that were consistent with previous proposals and local norms. Of the five companies that offered proposals, staff determined that Shums Coda Associates (SCA) is best prepared to provide the same excellent service Douglas County provides for other inspection and code services. Most of the vendors have a similar number of staff that perform inspections and plan review, however, SCA has more staff available when needed and are particularly well-staffed in the area of Douglas County. SCA currently contracts with Douglas County as well as neighboring jurisdictions including Parker, Brighton, Arapahoe County and others in the south metro area. There are several key aspects of the proposal received from SCA:

- SCA offers a program that will continue the services they've been providing Douglas County. The documentation, scheduling and inspection process, and interface with the County would be unchanged.
- SCA's service plan and price structure are consistent with our previous experience.
- SCA works closely with the State and stays current with changing technology and the regulations related to new equipment.
- SCA will provide consistent service and predictable costs to Douglas County builders and building owners.
- SCA is familiar with our permitting process.
- SCA currently performs under contract in many neighboring jurisdictions, including municipalities within Douglas County.

Funding is available in account 556220-100-24100, Fund 100.

RECOMMENDED

ACTION:

Approval of the Public Contract for Services with Shums Coda Associates, Inc. for the 2026 Elevator Inspection Services.

REVIEW:

Jeff Garcia	Approve	7/24/2026
Christie Guthrie	Approve	7/24/2026
Doug DeBord	Approve	7/24/2026

ATTACHMENTS:

Shums Coda PCS contract 2026-27(1)BOCC 7_28_26-Matt D