

DOUGLAS COUNTY
GOVERNMENT

IFB Number 050-20
ELEVATOR PREVENTATIVE MAINTENANCE &
REPAIR SERVICES for DOUGLAS COUNTY
FACILITIES

Bid Response

Finance Department ~ Purchasing Division
100 Third Street, Suite 130
Castle Rock, Colorado 80104
Telephone: 303-660-7434
www.douglas.co.us

December 30, 2020

BIDDER'S CERTIFICATION

We offer to furnish to Douglas County the materials, supplies, products and/or services requested in accordance with the specifications and subject to the terms & conditions of the purchase(s) described herein:

BIDDER: Sandoval Elevator Company

ADDRESS: 2171 S. Trenton Way Suite: 208

CITY: Denver STATE: CO ZIP: 80231

TELEPHONE NUMBER: 602-820-4992 FAX NUMBER: 602-792-0417

EMAIL: Matthew@SandovalElevator.com

BY: Matthew Sandoval
(Printed or Typed Name)



(Written Signature)

TAXPAYER I.D. NUMBER: 81-4239516

Signature constitutes acceptance of all terms and conditions listed on this form and all documents attached.

1) State, in a clear concise manner, your understanding of the objective, mandatory and security requirements, as well as all terms, conditions, and specifications that are required as a part of this IFB.

Sandoval Elevator Company will provide monthly hands-on maintenance of all the included Douglas County conveyances – 21 elevators, 1 material lift, and 1 dumbwaiter. To be included in the monthly maintenance is:

- a) Calibrating, adjusting, and replacement of worn or defective parts
- b) Troubleshooting as necessary to ensure continual operation
- c) Operation, inspection, checks, adjustments, and maintenance of elevator systems necessary to ensure that each system complies with applicable state, local, ANSI code, OSHA guideline requirements, and manufactures standards of safety, reliability, and satisfactory operating conditions
- d) 24/7 emergency service, after hours, weekends, and holidays as necessary (rates are identified below)
- e) Monthly Fire Service Test and logging
- f) Monthly Emergency Phone Test and logging
- g) Periodic safety tests as set forth in the current locally adopted edition of the Safety Code for Elevators and Escalators (ANSI/ASME A17.1) or any subsequent edition of A17.1 as may be adopted by the City or State where the buildings are located

2) Provide a complete description of your firm to include the number of years you have been doing business in the State of Colorado and the prior experience you have had with similar contracts/agreements.

Sandoval Elevator Company is a partnership and was founded in 2010 by Matthew and David Sandoval, after serving over 30 years in the elevator industry with Dover Elevator and ThyssenKrupp Elevator. As a family owned and operated company, Sandoval Elevator prides itself on the quality of our work which is reflected in our most valuable asset, our people. By instilling a work safe attitude with our customers and the public, we have achieved positive growth and a solid and increasing customer base. We have two offices, one in Phoenix, AZ and one in Denver, CO. Sandoval Elevator has been doing business in Colorado since 2017.

Our company believes in being transparent with our customers, with no hidden agendas or fees, as well as open and clear communication. It is this philosophy that has been the backbone of our company, and the daily goal of our organization. It is with this dependability and focus on customer service that has driven our success. As an independent contractor, Sandoval Elevator has the ability to focus on our customer's needs, and provide dedicated technical resources and a full team of support personnel to ensure all of our customer's needs are met. Our maintenance group provides full departmental commitment to each location and elevator being maintained, and ensures all units are serviced regularly and kept up to the necessary safe and reliable standards expected and required.

David Sandoval, Co-Owner|Founder|Mechanic
Elevator Industry Experience: 37 years

Summary of Experience:

Dave began his career as an elevator installer back in 1982 in Denver, CO with Dover Elevator Company. He specialized in installing and adjusting hydraulic elevators. Once promoted to the service side of the business, Dave worked on many different types of elevator control systems including those manufactured by Dover, Otis, Montgomery/Kone, ThyssenKrupp, Schindler and many more. Dave's expertise in installation, modernization, maintenance, trouble shooting, and repair of elevator systems has proven to be a key asset to his customer base. His attention to the smallest detail ensures each elevator is operating at peak efficiency.

Matthew Sandoval, Co-Owner
Elevator Industry Experience: 19 Years

Summary of Experience:

Matthew specializes in managing special projects including large repair and modernization work. He is adept at making complicated projects successful, keeping both owner and manager apprised of key benchmarks that ensures all projects get completed on time and on budget. Matthew and his team are responsible for the coordination and management of all purchase orders while serving as the main point of contact for the company. As the lead

account manager for the company Matthew, is responsible for organizing and completing all reporting documents including such items as:

- Monthly maintenance procedures.
- Repair Log.
- Service call-back Log.
- Recorded Annual Safety Testing with the authority having jurisdiction.

Chad Sandoval, Co-Owner|Mechanic

Elevator Industry Experience: 19 years

Summary of Experience:

Chad is responsible for day-to-day scheduling of all field staff. He specializes in supervising field mechanics and has keen insight to the company's day to day operational needs. Chad grew up in the elevator industry, starting as a truck driver and working his way up to become a team member of Service Operations for Thyssenkrupp Elevator North America. As the lead for operations Chad ensures that all projects are scheduled and completed on a timely basis.

Experience with similar contracts/agreements:

a) Aurora Public Schools

Sandoval Elevator currently maintains all 23 conveyances for Aurora Public Schools. They require similar monthly operation, inspection, checks, adjustments, maintenance, repairs, testing, and emergency services. The continued safe and consistent operation of their conveyances is critical for students and staff.

b) King Soopers

Sandoval Elevator also maintains a large number of very geographically dispersed elevators and dumbwaiters for King Soopers, up and down the front range. The amount and consistent heavy use of the elevators requires constant servicing and repairs to ensure freight and passengers are provided uninterrupted elevator service.


c) Cushman & Wakefield

Sandoval Elevator partners with the global commercial real estate services firm Cushman & Wakefield to maintain their elevators. It is imperative to provide reliable and quick response services to their facilities in order for Cushman to ensure a commitment to their tenants.

3) Provide a detailed service and quality control plan, per location.

Sandoval Elevator prides itself in the use of high quality, consistent and accurate record keeping via the Maintenance Control Program (MCP), as outlined by the state. Each month the MCP (which is kept on site) for every unit at all locations will be updated with the necessary information and results from the maintenance task log, testing of the fire service, testing of the emergency phones, hydraulic oil levels, and any repairs that may have been performed.

We also provide a maintenance ticket for each unit in an on-line portal for easy access, showing all the proper checks and tests were completed. Here is an example of our maintenance checklist that is followed during each month's maintenance visit and posted on the portal:

		2105 S. 48th Street #106 Tempe, AZ 85282 <hr/> 2171 S. Trenton Way #208 Denver, CO 80231
Customer Name: _____ Location Name: _____ Location Address: _____ City, State, ZIP: _____ Unit-ID: _____ Route #: _____	Service Date: _____ Time-In: _____ Time-Out: _____ Total Time: _____ Safety Test Completed this Visit: _____	
HYDRAULIC MAINTENANCE TASKS (ROUTINE)		
1 Machine Room	COMPLETED	COMMENTS
1a Check and adjust controller components as required		
1b Check Power Unit Oil Level/Leaks/Belt Tension		
2 Car-Top	COMPLETED	COMMENTS
2a Check Door Operator		
2b Check hoistway Door Rollers/Interlock/Gibs		
2c Check Guide Shoes & Rail Lubrication		
2d Check Selector/Limit Switches		
3 Cab Interior	COMPLETED	COMMENTS
3a Test Emergency Light and Alarm		
3b Car Door Reopening Device		
3c Check Operation of Emergency Phone		
3d Check Car Operating Buttons/Signals		
4 Pit	COMPLETED	COMMENTS
4a Check Pit Lighting/Stop Switch		
4b Check Jack Packing & Overflow Container		
5 Landings	COMPLETED	COMMENTS
5a Check Hall Buttons/Lanterns and Gongs		
5b Perform Fire Service Test		
5c Check for Leveling Accuracy		
5d Check Hoistway Door Hardware		

Also, each year a full safety test is performed on all units prior to when the annual third-party inspection is performed. This is to provide the required results of the safety test to the third-party inspector, and to ensure the safe and proper operation of all the conveyances, and address any issues that may be identified during the tests.

4) Completed bid schedule, as attached.

Provide monthly and annual rates for all preventative maintenance and repair services. In addition, provide hourly emergency (after-hours and holidays) labor rates for all service repairs. All rates must include travel time, no trip charges or fuel allowances will be billed. All bid responses must include a detailed list of tasks that will be performed for all monthly and annual preventative maintenance checks. All preventative maintenance and repair services must follow all applicable ANSI code and OSHA guidelines/requirements. Emergency calls require someone on-site within ninety (90) minutes from vendor notification by the County.

a) Douglas County Highlands Ranch Sheriff's Office Substation

Building Location: 9250 Zotos Drive, Highlands Ranch, Colorado 80129

Unit Information: One (1) Unit

Hydraulic twin post Manufacturer:
ThyssenKrupp
25 HP
Installed June of 2010
Ser# EAL312
Speed is 110
Capacity is 3,000
Services 2 floors

Monthly \$ 105

Annually \$ 1,260

Comments The annual price includes all necessary safety tests

b) Park Meadows Center

Building Location: 9350 Heritage Hills Circle, Lone Tree, Colorado 80124

Unit Information: One (1) Unit

Unit #: 460981
Customer Designation: Only ELV
Manufacturer: Otis
Unit Type: Hydraulic
Controller Type: Microprocessor
Unit Function: Passenger
Controller: 211
Load: 3500
Speed: 100
Stops: 2
Completion Year: 2001

Monthly \$ 105

Annually \$ 1,260

Comments The annual price includes all necessary safety tests

c) Philip S. Miller Building

Building Location: 100 3rd Street, Castle Rock, Colorado 80104

Unit Information: **Two (2) Units**

#1 - Unit #: 454393

Customer Designation: ELV 2
Manufacturer: Otis
Unit Type: Hydraulic
Controller Type: Microprocessor Unit
Function: Passenger
Controller: 211
Load: 3500
Speed: 125
Stops: 4
Completion Year: 1997

#2 - Unit # 454394

Customer Designation: ELV 2
Manufacturer: Otis
Unit Type: Hydraulic
Controller Type: Microprocessor Unit
Function: Passenger Controller: 211
Load: 3500
Speed: 125
Stops: 4
Completion Year: 1997

Monthly \$ 210

Annually \$ 2,520

Comments The annual price includes all necessary safety tests

d) Wilcox Building

Building Location: 301 Wilcox Street, Castle Rock, Colorado 80104

Unit Information: **One (1) Unit**

Unit #: X75393
Customer Designation: Pass ELV
Manufacturer: Otis
Unit Type: Hydraulic
Controller Type: Relay logic
Unit Function: Passenger
Controller: 20-HOTL
Load: 3500
Speed: 125
Stops: 2
Completion Year: 2004

Monthly \$ 105

Annually \$ 1,260

Comments The annual price includes all necessary safety tests

e) Elections Office/Warehouse Building

Building Location: 125 Stephanie Place, Castle Rock, Colorado 80109

Unit Information: One (1) Unit

Serial #: US11347
Factory Serial #: ER5291
Legal ID: CP08-000972
OEM Unit: TKE USA
Speed: 125
Capacity: 4500
Floors: 2
Doors: 2-spd Side Opening
Controller Mfg.: TKE
Controller Model: TAC 20
Drive: Other
Jack: Twin-Post
MR Location: Adjacent
Hydraulic Pump: Dry

Monthly \$ 105

Annually \$ 1,260

Comments The annual price includes all necessary safety tests

f) Evidence Technology Facility

Building Location: 2965 Highway 85, Castle Rock, Colorado 80109

Unit Information: One (1) Unit

Unit #: D92736
Customer Designation: Dumbwaiter
Manufacturer: Independent
Unit Type: Dumbwaiter
Controller Type: Relay Logic
Unit Function: Freight
Controller: 10-DIX
Load: 500
Speed: 50
Stops: 2
Completion Year: 2005

Monthly \$ 75

Annually \$ 900

Comments The annual price includes all necessary safety tests

g) Public Works Operations/Fleet Services

Building Location: 3030 N Industrial Way, Castle Rock, Colorado 80109

Unit Information: One (1) Unit

Unit #: G09533
Customer
Designation: Pallet lift
Manufacturer:
Independent
Unit Type: Other
Controller Type:
Relay Logic Unit
Function: Freight
Controller: Pallet leveling for
dock loading Load: 3000
Speed: 100
Stops: 3
Completion Year: TBD

Monthly \$ 105

Annually \$ 1,260

Comments The annual price includes all necessary safety tests

h) Health & Human Services

Building Location: 4400 Castleton Court, Castle Rock, Colorado 80109

Unit Information: One (1) Unit

Unit #: F87859
Customer Designation: ONLY ELV
Manufacturer: Schindler
Unit Type: Hydraulic
Controller Type: Microprocessor
Unit Function: Passenger
Controller: Miconic-300A
Load: 3500
Speed: 125
Stops: 2
Completion Year: 2009

Monthly \$ 105

Annually \$ 1,260

Comments The annual price includes all necessary safety tests

i) **Douglas County Justice Center**
Building Location: 4000 Justice Way, Castle Rock, Colorado 80109

Unit Information: Fourteen (14) Units

Elevator	A
Serial #	US11974
Factory Serial #	33455
OEM	US ELEVATOR
State ID	CP09-002770
Type	EL HYDRAULIC
Speed	125
Capacity	3500
Floors	3
Doors	C/O
Controller Mfg.	US
Other Controller	ASCENSION 2000
Other	JACK
Mech Room	ADJACENT
Pump	SUBMERSIBLE

Elevator	B
Serial #	US11975
Factory Serial #	33456
OEM	US ELEVATOR
State ID	CP09-002771
Type	EL HYDRAULIC
Speed	125
Capacity	3500
Floors	2
Doors	C/O
Controller Mfg.	US
Other Controller	ASCENSION 2000
Other	JACK
Mech Room	ADJACENT
Pump	SUBMERSIBLE

Elevator	C
Serial #	US11976
Factory Serial #	33457
OEM	US ELEVATOR
State ID	CP09-002772
Type	EL HYDRAULIC
Speed	125
Capacity	3500
Floors	3
Doors	C/O
Controller Mfg.	US
Other Controller	ASCENSION
2000 Other	JACK
Mech Room	ADJACENT
Pump	SUBMERSIBLE

Elevator	D
Serial#	US11978
Factory Serial #	33459
OEM	US ELEVATOR
State ID	CP09-002774
Type	EL HYDRAULIC
Speed	125
Capacity	3500
Floors	3
Doors	C/O
Controller Mfg.	US
Other Controller	ASCENSION 2000
Other	JACK
Mech Room	REMOTE
Pump	SUBMERSIBLE

Elevator	E
Serial #	US11977
Factory Serial #	33458
OEM	US ELEVATOR
State ID	CP09-002773
Type	EL HYDRAULIC
Speed	125
Capacity	3500
Floors	3
Doors	C/O
Controller Mfg.	US
Other Controller	ASCENSION 2000
Other	JACK
Mech Room	REMOTE
Pump	SUBMERSIBLE

Elevator	F
Serial #	US11979
Factory Serial #	FCW216
OEM	US ELEVATOR
State ID	CP09-002775
Type	EL HYDRAULIC
Speed	135
Capacity	4500
Floors	3
Doors	1-spd
Controller Mfg.	US
Other Controller	ASCENSION 2000
Other	JACK
Mech Room	REMOTE
Pump	SUBMERSIBLE

Elevator	G
Serial #	US11980
Factory Serial #	FCW217
OEM	US ELEVATOR
State ID	CP09-002776
Type	EL HYDRAULIC
Speed	135
Capacity	4500
Floors	3
Doors	1-spd
Controller Mfg.	US
Other Controller	ASCENSION 2000
Other	JACK
Mech Room	REMOTE
Pump	SUBMERSIBLE

Elevator	H
Serial #	US11981
Factory Serial #	33462
OEM	US ELEVATOR
State ID	CP09-002777
Type	EL HYDRAULIC
Speed	135
Capacity	3500
Floors	2
Doors	C/O
Controller Mfg.	US
Other Controller	ASCENSION 2000
Other	JACK
Mech Room	REMOTE
Pump	SUBMERSIBLE

Elevator	I (7)
Serial #	US186829
Factory Serial #	EBV616
OEM	TKE USA
State ID	NULL
Type	EL HY TWIN POST
Speed	110
Capacity	2500
Floors	2
Doors	2 C/O
Controller Mfg.	TKE
Other Controller	TAC 22
Other	JACK
Mech Room	REMOTE
Pump	SUBMERSIBLE

Elevator	J
Serial #	US11985
Factory Serial #	ER8919
OEM	TKE USA
State ID	CP09-002778
Type	EL HYDRAULIC
Speed	150
Capacity	3500
Floors	3
Doors	C/O
Controller Mfg.	TKE
Other Controller	TAC 20
Other	JACK
Mech Room	REMOTE
Pump	SUBMERSIBLE

Elevator	K
Serial #	US11982
Factory Serial #	ER8916
OEM	TKE USA
State ID	CP09-002779
Type	EL HYDRAULIC
Speed	150
Capacity	3500
Floors	3
Doors	C/O
Controller Mfg.	TKE
Other Controller	TAC 20
Other	JACK
Mech Room	ADJACENT
Pump	SUBMERSIBLE

Elevator	L
Serial #	US11983
Factory Serial #	ER8917
OEM	TKE USA
State ID	CP09-002780
Type	EL HYDRAULIC
Speed	150
Capacity	3500
Floors	3
Doors	C/O
Controller Mfg.	TKE
Other Controller	TAC 20
Other	JACK
Mech Room	ADJACENT
Pump	SUBMERSIBLE

Elevator	M
Serial #	US11984
Factory Serial #	ER8918
OEM	TKE USA
State ID	CP09-002781
Type	EL HYDRAULIC
Speed	150
Capacity	3500
Floors	3
Doors	C/O
Controller Mfg.	TKE
Other Controller	TAC 20 Other
	JACK
Mech Room	ADJACENT
Pump	SUBMERSIBLE

Elevator	P
Serial #	US171909
Factory Serial #	EBT657
OEM	TKE USA
State ID	NULL
Type	EL HY TWIN POST
Speed	110
Capacity	2500
Floors	3
Doors	2 C/O
Controller Mfg.	TKE
Other Controller	TAC 32
Other	JACK
Mech Room	ADJACENT
Pump	SUBMERSIBLE

Monthly \$ 1,470

Annually \$ 17,640

Comments The annual price includes all necessary safety tests

j) Pricing

- Hourly Emergency/Labor/Repair Rate
(Monday through Saturday, 5:00 P.M. - 7:00 A.M.) \$ 175/hr.

- Hourly Emergency/Labor/Repair Rate
(Sundays and Holidays) \$ 175/hr.

- Parts Markup Percentage 10%

5) Provide a summary of the partnership that you envision with Douglas County. Explain why your firm believes that it is the best qualified for the award of this contract.

Sandoval Elevator Company believes in providing the highest quality, reliable, and actual monthly hands-on maintenance and repair services, to ensure the continued safe and consistent operation of all the elevators. In addition to our very competitive pricing for maintenance and our hourly emergency services rates as listed above, Sandoval Elevator also provides the most competitive pricing for any necessary repairs. This will ensure a solid and trustworthy partnership with the Douglas County government. We believe in providing the very best labor at the very best pricing, which will be reassuring to the Douglas County purchasing department and the taxpayers of the county.

We pride ourselves on our attention to detail, open communication, and responsiveness to any sort of services needed. We will also provide capital planners that will detail out multiyear plans for needed repairs, that will be identified upon becoming more familiar with the elevator equipment. This will allow Douglas County to budget for upcoming repairs and keep surprises to a minimum. We will also provide the maintenance time tickets, invoices, any repair estimates, and any other documentation on our web portal for ease of access. We can also schedule a regular status call with Douglas County to review progress, upcoming plans or any changes in services, and any other needs or concerns to ensure complete and open communication between Sandoval Elevator's Account Manager & Operations Manager and the appropriate individuals at the county.

6) Bidders shall provide a list of three (3) current references to include name, title, address, telephone, and email address for which they are currently furnishing or have in the past furnished services on a same or similar contract or agreement. The inability to contact references may be cause for rejection of your bid response.

The following are current references for similar elevator maintenance services:

- a) Aurora Public Schools
Damon Clark
Life Safety Systems Manager
1369 Airport Blvd.
Aurora, CO 80011
720-254-0458
drclark@aurorak12.org

- b) Cushman & Wakefield
Michelle Sears
Sr. Assistant Property Manager
600 Grant Street, Suite 204
Denver, CO 80203
303-864-1795
michelle.sears@cushwake.com

c) King Soopers
John Bole
Assistant Maintenance Manager
65 Tejon Street
Denver, CO 80223
303-778-3043
john.bole@kingsoopers.com

- 7) Bidders shall provide the name of one (1) customer that terminated or canceled a contract with your company due to poor performance. If no contracts were ever terminated or canceled due to poor performance, provide the name of one (1) customer that is no longer contracting with you for any other reason.**

Because of our honesty, integrity, pricing, responsiveness, and quality of our services, Sandoval Elevator has not had a customer that has cancelled our services due to poor performance. However, the following is a property we lost maintenance services due to a modernization of the elevators. The property owner utilized a consulting group to identify an elevator contractor to modernize the elevators, thus taking over maintenance of the elevators. The consultant ended up utilizing a different elevator contractor, therefore, our maintenance contract was cancelled.

Jones Lang LaSalle – property manager for:
Plaza 25
8100, 8200 & 8300 E. Maplewood Ave
Greenwood Village, CO 80111
Meghan Connifey
303-221-2909
meghan.connifey@am.jll.com