



City of Santa Ana
20 Civic Center Plaza, Santa Ana, CA 92701
Staff Report
June 3, 2025

TOPIC: Service Agreement for Elevator Maintenance and Repair

AGENDA TITLE

Service Agreement with Pacific Coast Elevator Corporation DBA Amtech Elevator Services for Elevator Maintenance and Repair Services (General Fund & Non-General Fund)

RECOMMENDED ACTION

Approve an agreement with Pacific Coast Elevator DBA Amtech Elevator Services to provide elevator maintenance and repair services in an amount not to exceed \$2,101,605 for the term beginning July 1, 2025 and expiring June 30, 2028, with provisions for one, two-year period (Agreement No. A-2025-XXX).

GOVERNMENT CODE §84308 APPLIES: Yes

DISCUSSION

The Public Works Agency's Parks, Fleet, Facilities, and Refuse Division (PWA) is responsible for maintaining 26 elevators and 2-wheel chair lifts in various City buildings, including City Hall, Ross Annex, Santa Ana Regional Transportation Center, Police Department Jail, Navigation Center, Garfield Center, and the Santa Ana Zoo. Maintaining operational elevators is essential for making buildings accessible to all people and essential to move goods from one floor to another.

To comply with regulations set by the State of California Department of Industrial Relations, Occupational Safety and Health Agency (Cal-OSHA), regular preventative maintenance and periodic testing is required. Due to aging infrastructure, there has been an increasing number of repairs on elevators resulting in higher repair costs. Cal-OSHA inspects all elevators and escalators at least once per year. Upon successful inspection, a conveyance permit for each piece of equipment is issued. The existing agreement for elevator maintenance and repair services expires June 30, 2025 with a total compensation amount not to exceed \$1,674,168. Of that, \$806,028 was spent for annual maintenance, inspections, and as-need repairs; such as, replacement of failing elevator drives, parts, and oil leaks.

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Request for Proposal (RFP) No. 25-007A was issued on February 6, 2025 on the City's online bid management and publication system. A summary of vendor participation and results is as follows:

- 323 Vendors notified
 - 1 Santa Ana vendor notified
- 18 Vendors downloaded the bid packet
- 3 Responsive proposals received
- 0 Proposals received from Santa Ana vendors

Local Outreach Efforts

The Purchasing Division advertised this project on the City's online bid management and publication system, which directly notified one Santa Ana vendor. Zero Santa Ana vendors downloaded the RFP or submitted a bid for consideration. Proposals were solicited, opened on March 13, 2025, and evaluated. Three proposals were submitted by the RFP deadline and all were determined to be responsive to the specifications and met the City's requirements. An evaluation committee reviewed and rated the proposals according to the criteria listed in the RFP, and the following summarizes the ranking of all responding firms:

Firm	City	Rank
Amtech Elevator Services	Cerritos, CA	1
Elevators Etc.	Los Angeles, CA	2
Nouveau Elevator California	Walnut, CA	3

Staff recommends awarding an agreement to the highest-ranked firm, Pacific Coast Elevators DBA Amtech Elevator Services (Exhibit 1). Amtech has been providing elevator maintenance services to the City since 2006. Although Amtech's proposal was costlier than the other proposals received (about \$66,000 more annually), their proposal demonstrated the firm has the necessary labor capacity and best experience to complete the required services for the City. They were overwhelmingly ranked higher than the rest based on the demonstrated ability to respond to elevator outages in emergencies and their unique knowledge of the City's elevator systems. Amtech is a subsidiary of Otis Company, the world's leading company in elevator manufacturing and maintenance. They benefit from global engineering support, one of the nation's largest parts inventories, and a robust safety program. With their local network of account management, skilled technicians, efficient dispatching, and warehousing, Amtech will continue to provide exceptional value and tailored service to meet the City's needs. The new recommended agreement includes price reflective of the scope of the agreement and aging elevators that require more repairs to keep them operational.

ENVIRONMENTAL IMPACT

There is no environmental impact associated with the action.

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FISCAL IMPACT

Funds are budgeted in the proposed Fiscal Year 2025-26 budget under the following accounts. Subsequent funding for the renewal options, if exercised, will be included in the proposed budgets for City Council consideration.

Fiscal Year	Accounting Unit – Account # (Proj. No.)	Fund Description	Accounting Unit, Account Description	Amount
2025-26	07317100-62320	Building Maintenance	Building Maintenance, Maintenance & Repair Buildings & Ground	\$197,351
	06717650-62320	Regional Transportation Center	PWA – SARTC Operations, Maintenance & Repair Buildings & Ground	\$29,920
	01114403-62300	General Fund	Building & Facility, Contract Services-Professional	\$141,570
	01117017-62300 (24-6027)	General Fund	Building & Facility, Contract Services-Professional	\$22,000
	01113220-62300	General Fund	PRSCA – Zoo, Contract Services-Professional	\$7,700
	01117651-62320	General Fund	Park Maintenance Service Enhancement, Maintenance & Repair Buildings & Ground	\$11,000
	01118811-62300	General Fund	Homeless Service – Service Enhancement, Contract Services-Professional	\$10,780
2026-27	07317100-62320	Building Maintenance	Building Maintenance, Maintenance & Repair Buildings & Ground	\$197,351
	06717650-62320	Regional Transportation Center	PWA – SARTC Operations, Maintenance & Repair Buildings & Ground	\$29,920
	01114403-62300	General Fund	Building & Facility, Contract Services-Professional	\$141,570

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	01117017-62300 (24-6027)	General Fund	Building & Facility, Contract Services-Professional	\$22,000
	01113220-62300	General Fund	PRSCA – Zoo, Contract Services-Professional	\$7,700
	01117651-62320	General Fund	Park Maintenance Service Enhancement, Maintenance & Repair Buildings & Ground	\$11,000
	01118811-62300	General Fund	Homeless Service – Service Enhancement, Contract Services-Professional	\$10,780
2027-28	07317100-62320	Building Maintenance	Building Maintenance, Maintenance & Repair Buildings & Ground	\$197,351
	06717650-62320	Regional Transportation Center	PWA – SARTC Operations, Maintenance & Repair Buildings & Ground	\$29,920
	01114403-62300	General Fund	Building & Facility, Contract Services-Professional	\$141,570
	01117017-62300 (24-6027)	General Fund	Building & Facility, Contract Services-Professional	\$22,000
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	01118811-62300	General Fund	Homeless Service – Service Enhancement, Contract Services-Professional	\$10,780
Optional One, 2-Year Extensions:				
2028-29	07317100-62320	Building Maintenance	Building Maintenance, Maintenance & Repair Buildings & Ground	\$197,351

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	06717650-62320	Regional Transportation Center	PWA – SARTC Operations, Maintenance & Repair Buildings & Ground	\$29,920
	01114403-62300	General Fund	Building & Facility, Contract Services-Professional	\$141,570
	01117017-62300 (24-6027)	General Fund	Building & Facility, Contract Services-Professional	\$22,000
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	01118811-62300	General Fund	Homeless Service – Service Enhancement, Contract Services-Professional	\$10,780
2029-30	07317100-62320	Building Maintenance	Building Maintenance, Maintenance & Repair Buildings & Ground	\$197,351
	06717650-62320	Regional Transportation Center	PWA – SARTC Operations, Maintenance & Repair Buildings & Ground	\$29,920
	01114403-62300	General Fund	Building & Facility, Contract Services-Professional	\$141,570
	01117017-62300 (24-6027)	General Fund	Building & Facility, Contract Services-Professional	\$22,000
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	01117651-62320	General Fund	Park Maintenance Service Enhancement, Maintenance & Repair Buildings & Ground	\$11,000

	01118811-62300	General Fund	Homeless Service – Service Enhancement, Contract Services- Professional	\$10,780
TOTAL				\$2,101,605

EXHIBIT(S)

1. Agreement with Amtech Elevator, Inc.

Submitted By: Nabil Saba, P.E., Executive Director – Public Works Agency

Approved By: Alvaro Nuñez, City Manager