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Form Revised: February 2005

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**TORONTO TRANSIT COMMISSION  
REPORT NO.**

**MEETING DATE:** April 18, 2007

**SUBJECT:** Procurement Authorization – Maintenance And Repairs Of Automatic Doors

**RECOMMENDATION**

It is recommended that the Commission authorize the award of a contract to WCH Access Systems Inc. (WCH), in the total upset limit of \$473,411.20, in Canadian funds, for maintenance and repair of automatic doors in the subway system for a three year period from May 1, 2007 to April 30, 2010.

**FUNDING**

A total of \$80,000 was included in the 2007 TTC Operating Budget for a sliding entrance door maintenance contract. The estimated cost in 2007 under the recommended contract with WCH is \$105,000. The 2007 Operating Budget will be monitored to ensure sufficient funds are available for the estimated over-expenditure of \$25,000. Adequate provision will be made in future years' Operating Budgets as required.

**BACKGROUND**

Automatic sliding doors and automatic swing doors have been installed at subway station entrances under the Easier Access Capital Project to make Subway/SRT stations accessible to persons with disabilities.

They have also been installed under the Fire Ventilation Upgrade Capital Project. They are controlled by the fire ventilation system to open to provide fresh air along the emergency exit path.

Operation of the automatic doors is critical to ensure access to the subway system by our customers with disabilities and to ensure the subway tunnel ventilation system operates as designed during an emergency.

There are presently 59 automatic doors at 20 Subway/SRT stations with more under construction and in the design stage under both Capital Projects. The automatic door inventory includes various models and types from six different manufacturers.

The automatic door manufacturers recommend a daily inspection of the automatic door tracks, guides and sensors. They also recommend a preventive maintenance/inspection program twice per year by an American Association of Automatic Door Manufacturers (AAADM) certified technician. The components maintained include motors, drive belts, activation and safety sensors, electronic controls, timers, hangers and guide tracks.

An estimate of annual labour hours and material costs associated with component repair/ replacement and full automatic door replacement has been prepared based on existing history and an estimated life of ten years for automatic doors.

An overall maintenance program for automatic doors has been developed and is recommended for implementation. The daily inspection will be completed by Commission forces. However, AAADM certified technicians are required for the preventive maintenance/inspection and repair/replacement of the automatic doors.

## **DISCUSSION**

Specifications were prepared for a three year maintenance program by AAADM certified technicians for automatic doors in the subway system. Seven companies were invited to submit proposals in addition to the public advertisement on the Commission's web site on December 18, 2006, out of which one company submitted a proposal as summarized in Appendix "A".

The maintenance program requirements were divided into two sections. The first requirement is for scheduled preventive maintenance/inspection, and the second requirement is for repair/replacement on an as required basis.

For the preventive maintenance/inspection portion of this requirement, a list of the Commission's automatic doors along with their locations was provided, and proponents were required to submit a separate flat rate price per location, for each of the three years of the contract.

For the repair portion of this requirement, contract pricing is based on the cost of labour and materials. In order to capture contract pricing for labour, proponents were required to submit hourly labour rates (i.e. normal business hours and a separate rate for service outside of these hours), for each year of the contract, based on a single mechanic/service person per service call. It was estimated that 1,200 labour hours will be required yearly for this service.

In order to capture contract pricing for materials, proponents were required to submit a single percentage mark-up (firm for the duration of the contract), that would be applied to the contractor's cost for parts. In addition, proponents were required to submit a single percentage discount that will be applied to the manufacturer's published list price for parts where available.

The contract unit price for repair parts would be based on whichever formula yielded the lower overall price.

Proponents were also required to submit a list of contracts of a similar size and nature, which would verify the proponent's ability to perform the work.

WCH submitted the only response and provided all of the requested pricing. Their submission did not state any exceptions to the terms and conditions included in the proposal. WCH is currently providing the repair portion of this service and their performance is considered satisfactory. Their submission is considered commercially and technically acceptable and they are recommended for award.

Staff canvassed some of the companies that did not submit a response and learned that one of the invited companies, Stadia Industries Ltd., submitted a bid that was received late, and consequently returned without being considered in accordance with Commission policy. A second company, Enex Door Automation Inc., was purchased by WCH Access Systems (WCH) and therefore operating as WCH. Acme Doorway Services' John Rowland and Door Services Unlimited's Steve Harrison did not return our calls. Dodds Garage Door Systems Inc. advised that they were unable to quote due to their present workload.

A price comparison for the scheduled maintenance portion of the work could not be performed as the current contract does not include this service. As the scheduled maintenance portion of this requirement represents approximately 3% of the recommended upset limit amount, the impact of any increase is not considered significant.

A price comparison for the repair services and material portions of this requirement combined, is approximately 13% higher overall than the current contract pricing, as submitted in 2005. The increase is due to labour rate increases in the Collective Agreement of the unionized workforce and increases in energy costs. In addition, WCH claims that they made an error in the mark-up factor for materials on the current contract and that the correct (higher) factor has been included in their pricing for this RFP.

**JUSTIFICATION**

Preventive maintenance/inspection and repair/replacement of automatic doors in the subway system is critical to ensure access to the subway system by our customers with disabilities and to ensure the subway tunnel ventilation system operates as designed during an emergency.

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March 27, 2007  
6-75-91  
Attachment: Appendix "A"

**PROCUREMENT AUTHORIZATION – MAINTENANCE AND  
REPAIRS OF AUTOMATIC DOORS**

**SUMMARY OF PROPOSAL PRICING**

<b>COMPANY</b>	<b>TOTAL EVALUATED PRICE ( 3 Years )</b>
*WCH Access Systems Inc.	\$473,411.20

\* Recommended for award