Los Angeles County
Metropolitan Transportation
Authority
One Gateway Plaza
3rd Floor Board Room
Los Angeles, CA

File #: 2025-0830, **File Type:** Contract **Agenda Number:** 31.

**OPERATIONS, SAFETY, AND CUSTOMER EXPERIENCE COMMITTEE
OCTOBER 16, 2025**

SUBJECT: COMMERCIAL AND INDUSTRIAL DOOR REPAIR AND PREVENTIVE MAINTENANCE SERVICES

ACTION: APPROVE RECOMMENDATION

RECOMMENDATION

AUTHORIZE the Chief Executive Officer to execute Modification No. 6 to Contract No. OP754160008370 with Steelman Build & Construction Inc. to provide commercial and industrial door repair and preventive maintenance services and exercise option year two in the Not-To-Exceed (NTE) amount of $560,912, increasing the total contract NTE amount from $2,293,648 to $2,854,560, and extending the period of performance from January 3, 2026, to January 2, 2027.

ISSUE

The current contract's option year to provide commercial and industrial door repair and preventive maintenance services expires on January 2, 2026. To continue providing these critical services, a contract modification is required to exercise option year two, effective January 3, 2026.

BACKGROUND

On October 31, 2024, the Metro Board authorized the Chief Executive Officer to exercise option year one under Contract No. OP754160008370 with Steelman Build & Construction Inc., extending the period of performance from January 3, 2025, to January 2, 2026.

During the three-year base term, services were expanded from 1,050 to 1,231 doors, including 157 additional doors from Union Station East Portal and Gateway Headquarters Building, previously managed under a separate contract outside Metro Operations. It also included 24 additional doors from the K Line (C/LAX) and the Regional Connector expansion projects.

During the one-year option term, services were further expanded to include 70 additional doors from the LAX/MTC project, for a total of 1,301 doors throughout Metro bus and rail facilities. The 1,301 doors consist of 483 steel roll-up doors, 184 glass doors, 59 bi-fold doors, 43 roll-up grilles, 48 sectional doors, 460 fire doors, and 24 counter shutters.

Under the existing contract, Steelman Build & Construction Inc. has provided satisfactory services for

systemwide commercial and industrial door repair and preventive maintenance.

DISCUSSION

Under Modification No. 6, the contractor will continue to provide systemwide commercial and industrial door repair and preventive maintenance service to ensure safe operations and timely service delivery.

Metro staff are first responders for inoperable doors to ensure there is proper electrical power to the door operator. Once Metro staff verifies there is no issue with the power supplied to the door operator, the contractor will proceed to perform as-needed mechanical and any other repairs for damaged or malfunctioning commercial and industrial doors under the existing contract. The contractor is also required to provide semi-annual preventative maintenance inspections for roll-up doors and grilles. The proactive preventative maintenance program and timely repair of damaged or malfunctioning doors provided by this contract are necessary to ensure safe operations, accessibility to Metro's transit system, and timely bus rollouts.

The existing contract scope of services will further expand during option year two to include nine (9) additional commercial and industrial doors with the completion of Phase I of the D Line/Purple Extension, increasing the total number of doors to be maintained under this contract from 1,301 to 1,310.

DETERMINATION OF SAFETY IMPACT

The approval of this item will ensure safe, timely, and quality commercial and industrial door repair and preventive maintenance services throughout Metro bus and rail facilities.

FINANCIAL IMPACT

The budget includes funding of $560,912 for the remainder of FY26 under cost center 8370-Facilities Contracted Maintenance Services, account 50308, Service Contract Maintenance, under various projects.

Since this is a multi-year contract, the cost center manager and Deputy Chief Operations Officer, Shared Mobility, will be accountable for budgeting the cost in future years.

Impact to Budget

The current source of funds for this action includes operating eligible funds, including Passenger Fares, Propositions A and C, and Measures R and M sales tax revenues, State Transit Assistance (STA), and the Transportation Development Act. These funding sources are eligible for bus and rail operations. Given approved guidelines and provisions, using these funding sources leverages maximum project fund use.

EQUITY PLATFORM

This contracted maintenance service will be applied equally to commercial and industrial doors at all Metro divisions, stations, terminals, and locations. While customers have minimal interaction with these commercial and industrial doors, including fire doors, it is imperative that they are maintained to ensure proper operation during an emergency for rider and employee safety.

Steelman Build & Construction Inc., a Metro-certified SBE contractor, made an 86% SBE commitment as the prime contractor. The current level of SBE participation is 98.26%, exceeding their commitment by 12.26%.

VEHICLE MILES TRAVELED OUTCOME

VMT and VMT per capita in Los Angeles County are lower than national averages, the lowest in the SCAG region, and on the lower end of VMT per capita statewide, with these declining VMT trends due in part to Metro's significant investment in rail and bus transit.* Metro's Board-adopted VMT reduction targets align with California's statewide climate goals, including achieving carbon neutrality by 2045. To ensure continued progress, all Board items are assessed for their potential impact on VMT.

As part of these ongoing efforts, this item is expected to contribute to further reductions in VMT. This item supports Metro's systemwide strategy to reduce VMT through these maintenance activities that will improve bus and rail station safety and further encourage transit ridership. Metro's Board-adopted VMT reduction targets were designed to build on the success of existing investments, and this item aligns with those objectives.

*Based on population estimates from the United States Census and VMT estimates from Caltrans' Highway Performance Monitoring System (HPMS) data between 2001-2019.

IMPLEMENTATION OF STRATEGIC PLAN GOALS

This Board action supports Strategic Goal 5) Provide responsive, accountable, and trustworthy governance within the Metro organization. Performing semi-annual inspections, preventive maintenance inspections, and as-needed repairs to damaged or malfunctioning commercial and industrial doors will extend their useful life, ensure timely bus rollouts, and provide safe and reliable operations system-wide.

ALTERNATIVES CONSIDERED

The Board may elect not to approve this recommendation. This option is not recommended as it would result in a gap in service, severely impacting safety, operations, and accessibility to Metro's system.

With the completion of a financial-based insourcing/outsourcing study based on a quantitative and qualitative assessment, staff has analyzed insourcing/outsourcing options for providing commercial and industrial door repair and preventive maintenance services, amongst other services. Based on initial findings, providing commercial and industrial door repair and preventive maintenance services was not recommended for insourcing, as this would require Metro to hire dedicated staff to be trained

on several types of commercial and industrial doors, the purchase of additional equipment, vehicles, and a significant investment in parts and materials to support the expanded responsibility.

NEXT STEPS

Upon approval by the Board, staff will execute Contract Modification No. 6 to Contract No. OP754160008370 with Steelman Build & Construction Inc., to provide commercial and industrial door repair and preventive maintenance services effective January 3, 2026.

ATTACHMENTS

Attachment A - Procurement Summary
Attachment B - Contract Modification/Change Order Log
Attachment C - DEOD Summary

Prepared by: Carlos Martinez, Senior Director, Facilities Contracted Maintenance Services, (213) 922-6761
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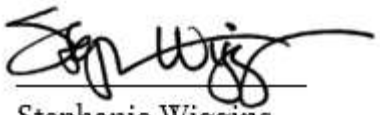
Reviewed by: Conan Cheung, Chief Operations Officer, (213) 418-3034



Stephanie Wiggins
Chief Executive Officer

PROCUREMENT SUMMARY

COMMERCIAL AND INDUSTRIAL DOOR REPAIR AND PREVENTIVE MAINTENANCE SERVICES/ OP754160008370

1.	**Contract Number**: OP754160008370			
2.	**Contractor**: Steelman Build & Construction			
3.	**Mod. Work Description**: Exercise One-year Option			
4.	**Contract Work Description**: Repair and maintenance			
5.	**The following data is current as of**: 9/2/25			
6.	**Contract Completion Status**		**Financial Status**	
	Contract Awarded:	9/23/2021	**Contract Award Amount:**	$1,682,736
	Notice to Proceed (NTP):	1/2/2022	**Total of Modifications Approved:**	$610,912
	Original Complete Date:	1/2/2026	**Pending Modifications (including this action):**	$560,912
	Current Est. Complete Date:	1/2/2027	**Current Contract Value (with this action):**	$2,854,560
7.	**Contract Administrator**: Ana Rodriguez		**Telephone Number**: 213-922-1076	
8.	**Project Manager**: Carlos Martinez		**Telephone Number**: 213-922-6761	

A. Procurement Background

This Board Action is to approve Contract Modification No. 6 to exercise a one-year option in the Not-To-Exceed (NTE) amount of $560,912, increasing the total NTE amount from $2,293,648 to $2,854,560 and extending the period of performance from January 3, 2026 to January 2, 2027.

This Contract Modification will be processed in accordance with Metro's Acquisition Policy and the contract type is a firm fixed unit rate.

On September 23, 2021, Metro Board of Directors authorized the award of a firm fixed unit rate Contract No. OP754160008370 to Steelman Build & Construction, Inc. to provide commercial and industrial door repair and preventive maintenance services, effective January 2, 2021 inclusive of a three-year base and two, one-year options.

Refer to Attachment B – Contract Modification/Change Order Log

Steelman Build & Construction, Inc. made an 86% Small Business Enterprise (SBE) commitment. Based on payments the overall contract is 66% complete and the current level of SBE participation is 98.26% DBE, exceeding the commitment by 12.26%.

(Refer to Attachment C – DEOD Summary)

B. Cost/Price Analysis

The recommended price of the option has been determined to be fair and reasonable based upon firm fixed unit rates that were evaluated and established as part of the current contract awarded in September of 2021. The contract was awarded as a result of a competitive IFB that included evaluation of the base period and options. The award was made to the lowest responsive, responsible bidder. Approving this option and modification using the firm fixed unit rates already established is in the best interest of Metro as resoliciting this requirement is expected to result in a higher price for these services given that there was a 6.8% rate of inflation in 2022 and 3.4% in 2023 as measured by the Consumer Price Index; meaning that both labor and materials have increased and would likely result in higher unit rates than those proposed in 2021 as part of the original bid since the price was the same as the Base period.

Proposal Amount	Metro ICE	Negotiated Amount
NTE $560,912	NTE $560,912	NTE $560,912

CONTRACT MODIFICATION/CHANGE ORDER LOG

COMMERCIAL AND INSTRUSTRIAL DOOOR REPAIR AND PREVENTATIVE MAINTENANCE SERVICES/ OP754160008370

Mod. no.	Description	Status (approved or pending)	Date	$ Amount
1	Addition of locations	Approved	2/7/22	$0
2	Addition and deletion of locations	Approved	3/27/23	$0
3	Addition of Preventative Maintenance Inspections and Addition of 1 subcontractor	Approved	2/5/24	$50,000
4	Addition of locations	Approved	7/1/24	$0
5	Exercise Option 1 and extend Period of Performance through January 2, 2026	Approved	12/17/24	$560,912
6	**Exercise Option 2 and extend Period of Performance through January 2, 2027**	**Pending**		**$560,912**
	Modification Total:			**$1,171,824**
	Original Contract:			**$1,682,736**
	Total:			**$2,854,560**

DEOD SUMMARY

COMMERCIAL AND INDUSTRIAL DOOR REPAIR AND PREVENTIVE MAINTENANCE SERVICES / OP754160008370

A. Small Business Participation

Steelman Build & Construction (Steelman) made an 86% Small Business Enterprise (SBE) commitment. Based on payments the overall contract is 66% complete and the current level of SBE participation is 98.26%, exceeding the commitment by 12.26%.

Overall Small Business Commitment	**86% SBE**	**Overall Small Business Participation**	**98.26% SBE**

	SBE Contractor(s)	% Commitment	% Participation
1.	Steelman Build & Construction (Prime)	86.00%	95.64%
2.	LAX Equipment	Added	2.62%
	Total	**86.00%**	**98.26%**

B. Living Wage and Service Contract Worker Retention Policy Applicability

The Living Wage and Service Contract Worker Retention Policy is not applicable to this modification.

C. Prevailing Wage Applicability

Prevailing Wage requirements are applicable to this project. DEOD will continue to monitor contractors' compliance with the State of California Department of Industrial Relations (DIR), California Labor Code, and, if federally funded, the U S Department of Labor (DOL) Davis Bacon and Related Acts (DBRA).

D. Project Labor Agreement/Construction Careers Policy

Project Labor Agreement/Construction Careers Policy is not applicable to this Contract. PLA/CCP is applicable only to construction contracts that have a construction related value in excess of $2.5 million.

E. Manufacturing Careers Policy

The Manufacturing Careers Policy (MCP) does **not apply** to this contract. The MCP is required on Metro's Rolling Stock RFPs, with an Independent Cost Estimate of at least $50 million.

Shared Mobility - Facilities Contracted Maintenance Services

COMMERCIAL AND INDUSTRIAL DOOR REPAIR AND PREVENTATIVE MAINTENANCE SERVICES

Metro

Operations, Safety, & Customer Experience Committee Meeting
October 16, 2025

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ISSUE & DISCUSSION

AWARDEE

Steelman Build & construction Inc.

DEOD COMMITMENT

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ISSUE

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ISSUE & DISCUSSION

DISCUSSION

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Metro staff are first responders for inoperable doors to ensure there is proper electrical power to the door operator. Once Metro staff verifies there is no issue with the power supplied to the door operator, the contractor will proceed to perform as-needed mechanical and any other repairs for damaged or malfunctioning commercial and industrial doors under the existing contract. The contractor is also required to provide semi-annual preventative maintenance inspections for roll-up doors and grilles. The proactive preventative maintenance program and timely repair of damaged or malfunctioning doors provided by this contract are necessary to ensure safe operations, accessibility to Metro's transit system, and timely bus rollouts.

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ISSUE & DISCUSSION

DISCUSSION (Cont.)

The existing contract scope of services will further expand during option year two to include nine (9) additional commercial and industrial doors with the completion of Phase I of the D Line/Purple Extension , increasing the total number of doors to be maintained under this contract from 1,301 to 1,310.

Metro