



MONTANA DEPARTMENT OF ADMINISTRATION

Director's Office

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NOTICE OF INTENT TO AWARD

Solicitation Title/Event Name:

Solicitation Number:

Solicitation Close Date:

Notice of Intent to Award Post Date:

Issuing Contracts Officer contact information:

The State intends to award a contract to the apparent successful offeror(s) of the above-mentioned solicitation. The Notice of Intent to Award shall not be considered a binding commitment by the state.

Under the Montana Procurement Act, the State has made the relevant scoring matrix/bid tab for the above-mentioned solicitation available for public inspection. Comments from the public regarding the proposed award must be submitted to the Contracts Officer listed above within this 7-day notice period.

Apparent Successful Offeror(s)

Unsuccessful Offeror(s)

**Elevator Maintenance
GSD-RFP-2025-0037TBH
SCORE SUMMARY WORKSHEET**

Category	Possible Points	KONE Inc	TK Elevator
Evaluated RFP Section	Point Values		
Scope of Work	520 possible points		
Emergency Services Response Time	110 possible points	100.00	65.00
Service Center Locations	30 possible points	30.00	20.00
Elevator Asset Management Plan	130 possible points	105.00	25.00
Work order/callout process	110 possible points	100.00	95.00
Scheduling of Services	120 possible points	100.00	75.00
Licensing	20 possible points	7.00	5.00
Offeror Qualifications	330 possible points		
Company Years of Experience	100 possible points	85.00	85.00
Past Projects	100 possible points	95.00	60.00
Staff Qualifications	130 possible points	125.00	80.00
Cost Proposal	170 possible points		
Fixed Bid Price	170 points	90	170.0
Equal Pay	50 possible bonus points		
Equal Pay for Montana Women	50 Points	50.00	50.00
SUBTOTAL	850.00	747	510.00
Cost Proposal	170.00	90	170
Total Points	1,020.00	837	680.00
Bonus Points Possible	50.00	50	50
FINAL TOTAL	1,070.00	887	730.0

Offeror (Company) Name:		Total Points Awarded:	
KONE Inc		XXXXXX	
Category	Possible Points	Points Awarded	Mandatory Justification Comments for Points Awarded
Evaluated RFP Section	Point Values	Score	Justification
Scope of Work	520 possible points		
Emergency Services Response Time	110 points	100.00	Local Office as well as local mechanics close to Capital complex. 2 Mechanics and 2 Construction mechanics locally with response time under 15 minutes. Several additional backup staff in region identified. 24/7 call center and mobile app for coordinating response time
Service Center Locations	30 points	30.00	Fully staffed Service Center 2 miles from Capital Complex with extensive inventory of parts on hand. Response to questions showed plans for alternative responses and substitute personnel and identified backup locations.
Elevator Asset Management Plan	130 points	105.00	Showed screenshots of capabilities and how they track progress/schedules with planning for larger upgrades. Good way of tracking material but after action report could be necessary. Would like to see report for efficiency/life of components. Didn't speak towards initial annual list of tasks.
Work order/callout process	110 points	100.00	App documents processing and tracking of call in date, name, and other details to follow up. Provides ongoing updates in app and website has function to pull reports. Excellent transparency in different modes of tracking. Variety of options may cause confusion or room for error
Scheduling of Services	120 points	100.00	Programs based on technology of each elevator. Plan accounts for each unique elevator need and implements 5 year and 1 year test into tracking and reports. . Showed good awareness of current needs. Detailed screenshots for showing procedure and explaining standards. Didn't provide number of hours required in yearly plan.

Licensing	20 points	7.00	Uploaded current licensing from many of their techs as well as State licenses. Some of the expiration dates had passed so licensing wasn't actually current.
Offeror Qualifications	330 possible points		
Company Years of Experience	100 points	85.00	Listed experience at high level of service in several States and governments entities with extensive background in Montana.
Past Projects	100 points	95.00	Noted that they provided details of five pass projects. Response times were listed for four out of five of their or sorry response times for four out of their five customers were one to two hours, which I think kind of aligned with what we're requesting. Didn't include number of years per project
Staff Qualifications	130 points	125.00	300 years of combined industry experience. Most staff referenced have 20 plus years in industry. Response not only outlined years of experience but also identified the field of experience and where they obtained outlining job of quantifying experience and qualifying each individual staff member. Amount of documentation was expansive with top to bottom detail and specified which staff would be working with the state by specialty.

Offeror (Company) Name:		Total Points Awarded:	
TK Elevator		XXXXXX	
Category	Possible Points	Points Awarded	Mandatory Justification Comments for Points Awarded
Evaluated RFP Section	Point Values	Score	Justification
Scope of Work	520 possible points		
Emergency Services Response Time	110 points	65.00	Office is in Belgrade but didn't specify where responding technicians were located at that office or elsewhere. Didn't see specific location of staff but response time stated was an hour. Response time didn't match with Scope of Work requirement.
Service Center Locations	30 points	20.00	Service Center in Belgrade but didn't provide detail of capabilities. Didn't note if there are other service tech locations in addition or if all were based out of Belgrade. Regional team is in Salt Lake
Elevator Asset Management Plan	130 points	25.00	Provided information and a blank form but nothing specific to the detailed outline of an Asset Management Plan described in the SOW and the equipment inventory list. What they provided was a schedule of services in later category but nothing for the asset management plan.
Work order/callout process	110 points	95.00	24/7 call center and app and app/customer portal, and web site, but didn't provide detail on functionality or useability. Mentions they have a team specifically for Montana and supervisors can monitor through website.
Scheduling of Services	120 points	75.00	Included one year and five year checklist but didn't explain much detail
Licensing	20 points	5.00	Includes contractor license number but didn't see any reference that their Mechanics are licensed. Didn't appear to put much effort into response.
Offeror Qualifications	330 possible points		

Company Years of Experience	100 points	85.00	Many years in business with lots of offices and employees so this indicates long lasting reputable company but didn't offer any specifics. Didn't expand on relevant services or identify employees that would be servicing the State or what their qualifications would be, just listed experience for to industry as a whole.
Past Projects	100 points	60.00	Provided just a list of references and a number of units. Very little information in detail about what they're actually doing and what the units were.
Staff Qualifications	130 points	80.00	Listed industry wide training and qualifications and company wide technology resources and didn't identify credentials for Montana service personnel. Only identified one service tech with "many years of experience"