

ORDINANCE/RESOLUTION REQUEST

Please email requests to the Mayor's Legislative Team

at MileHighOrdinance@DenverGov.org by 9 a.m. Friday. Contact the Mayor's Legislative team with questions

Date of Request: 6/18/2026

1. Please mark one: Bill Request or Resolution Request
2. Does this request directly impact property within .5 miles of the South Platte River (Check map [HERE](#)) Yes No
3. Does this item fall under XO 66 (Prop 123) requiring it to skip Mayor-Council Yes No
4. Do you need to request a Waiver Request for this item Yes No
5. Type of Request:
- Contract/Grant Agreement Intergovernmental Agreement (IGA) Rezoning/Text Amendment
- Dedication/Vacation Appropriation/Supplemental DRMC Change Other:

6. **Title:** Approves a contract with TK Elevator Corporation for \$74,000,000.00 with an end date of 8-31-2031 for conveyance (elevators, escalators, power walk) operation and maintenance services to support operations at Denver International Airport, in Council District 11 (PLANE-202581538).

7. **Requesting Agency:** Department of Aviation

8. **Contact Person:**

Contact person with knowledge of proposed ordinance/resolution (e.g., subject matter expert)	Contact person for council members or mayor-council
Name: Matthew Robb, SVP Technical Operations	Name: Chris Lowell
Email: Matthew.Robb@flydenver.com	Email: Christopher.Lowell@flydenver.com

9. **General description or background of proposed request. Attach executive summary if more space is needed:**

Denver International Airport (DEN) Technical Operations is requesting approval to Execute Contract # 202581538 with TK Elevator Corporation for conveyance (elevator, escalator, power walk) equipment maintenance, repair and operational services. TK Elevator Corporation will provide all of the labor, personnel, tools, equipment, lubricants and supplies needed to perform and complete preventative maintenance, service, repair, inspection and testing of every type and description of elevators, escalators, powerwalks, and associated system and equipment to assure that they shall operate in a safe and reliable condition at all times, regardless of any pre-existing conditions. The contractor will be reimbursed for all spare parts purchased. Conveyance maintenance directly supports DEN's Vision 100 "Maintaining What We Have" pillar by ensuring the airport infrastructure remains reliable, predictable, and resilient as passenger traffic scales toward 100 million annual travelers. Instead of waiting for breakdowns, the airport focuses on proactive servicing to prevent operational bottlenecks and extend the lifespan of high-use machinery. Keeping conveyances running smoothly is essential as it ensures universal accessibility for travelers with disabilities and guarantees seamless movement between parking, security, and gates. Ultimately, rigorous off-peak maintenance minimizes daytime downtime, allowing DEN's conveyance transit systems to handle massive, non-stop passenger volumes safely.

10. **City Attorney assigned to this request (if applicable):** John Redmond

11. **City Council District:** District 11

****For all contracts, fill out and submit accompanying Key Contract Terms worksheet****

To be completed by Mayor's Legislative Team:

Resolution/Bill Number: _____

Date Entered: _____

Key Contract Terms

Type of Contract: Professional Services > \$500K

Vendor/Contractor Name (including any dba's): TK Elevator Corporation

Contract control number (legacy and new): 202581538

Location: Denver International Airport

Is this a new contract? Yes No **Is this an Amendment?** Yes No **If yes, how many?** _____

Contract Term/Duration: 5 years, 9/1/2026 – 8/31/2031

Contract Amount (indicate existing amount, amended amount and new contract total): \$74,000,000.00

<i>Current Contract Amount</i> (A)	<i>Additional Funds</i> (B)	<i>Total Contract Amount</i> (A+B)
\$74,000,000.00	N/A	\$74,000,000.00

<i>Current Contract Term</i>	<i>Added Time</i>	<i>New Ending Date</i>
5 years	N/A	N/A

Scope of work: TK Elevator, shall provide all of the labor, personnel, tools, equipment, lubricants and supplies needed to perform full and complete preventive maintenance, predictive maintenance, corrective maintenance, service, repair, inspection and testing of every type and description on the City’s elevators, escalators, power walks, and associated systems installed on units, and equipment to assure that the conveyances operate in a safe and reliable condition at all times, meeting all performance objectives as outlined in Appendix II of the contract scope of work.

TK Elevator will be responsible for providing safe, cost effective, and high-quality services. This shall be done by using qualified and properly trained employees that shall carry out the responsibilities which he/she performs as an independent contractor for the City. They shall agree to effectuate the contract services and work continuously and diligently and no charges or claims for losses or damages shall be made by TK Elevator for any delays or hindrances, from any cause whatsoever, during the progress of any portion of the services and work specified. To track their services, they shall be required to utilize DEN’s Computerized Maintenance Management System (Maximo or any future replacement system) to log all work activity as outlined in the standard performance measures, including but not limited to PM scheduling, CA scheduling, repairs, emergency calls, restarts, corrective maintenance, predictive maintenance, etc. This will be accomplished by using: a mobile device or computer provided by TK Elevator for each technician.

TK Elevator will ensure that the minimum number of staff shall not be less than twenty (20) full-time employees (FTEs) and consist of Certified Mechanics and Helpers. The Contractor shall make available employees to work with a 3rd party conveyance inspection company performing all annual and (5) five-year inspections and/or independent condition assessments. It is the TK Elevator’s responsibility to staff accordingly to meet the performance requirements of the Contract specifications. They will consult with DEN in advance should changes be required due to inefficiencies, labor issues, or staff availability.

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Date Entered: _____

Was this contractor selected by competitive process? Yes If not, why not?

Has this contractor provided these services to the City before? Yes No

Source of funds: Operations & Maintenance (O&M)

Is this contract subject to: W/MBE DBE SBE XO101 ACDBE N/A

WBE/MBE/DBE commitments (construction, design, Airport concession contracts): N/A

Who are the subcontractors to this contract? N/A

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