

SOUND TRANSIT

MOTION NO. M2009-66

A motion of the Finance Committee of the Central Puget Sound Regional Transit Authority authorizing the chief executive officer to execute a one-year contract with four, one-year options with Buenavista Services, Inc. to provide pressure washing services at certain Sound Transit locations for a total authorized contract amount not to exceed \$416,847.

Background:

Current janitorial contracts include monthly power washing of trash containers, sidewalks, platforms and parking lots at Sound Transit facilities. This scope of work will be removed from current janitorial contracts with a corresponding reduction in costs. Power washing of canopies or structures is not included in current janitorial contracts.

The requirement for more frequent and extensive power washing services provided separately from janitorial contracts is due to:

- The increase in the number of stations and ridership which requires more cleaning time and greater frequency than in the past.
- The need for more thorough cleaning of some facility components not normally addressed in janitorial contracts.
- The current scope of work demanding more than part time attention from workers dedicated to other cleaning duties.
- The need for special equipment and operator training which is not typically a core competency for most janitorial companies.
- Greater attention to environmental sustainability and pollution prevention that has an effect on water conservation and use of appropriate supplies which is not addressed in current specifications.

In February 2009, an Invitation to Bid (IFB) was advertised for scheduled and on-call facility power washing services at Union Station, Tacoma Link, Sounder Stations and ST Express transit centers. The scope of the bid included monthly pressure washing of platforms, pedestrian walkways, benches and trash receptacles. The IFB also covered twice annual cleaning of exterior walls, stairs and handrails, canopies, platform shelters, and pedestrian bridges. The contract is for one year with four one-year options. The total Independent Cost Estimate (ICE) for the first year is \$175,600 with \$168,600 for scheduled cleaning and \$7,000 for on call. The ICE for the total contract period is \$923,011.29.

Fourteen bids were submitted on March 24, 2009. All but two bids were higher in cost than the Independent Cost Estimate. The low bid is \$416,847. Sound Transit received a bid protest from one of the unsuccessful bidders. The protest was initially denied by the Contracts Manager and then by the Deputy Chief Executive Officer, both on the advice of the Legal Department. Since no action was filed in King County Superior Court, the agency is authorized to enter into a contract with the low bidder.

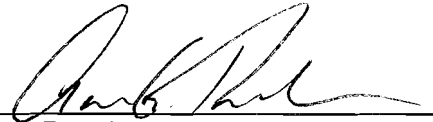
Analysis of Contracting Out Vs. Performing In-House

Performing this work in-house is not practical at this time due to equipment costs and storage as well as the need for full-time staffing. Using current costs for equipment, operations, storage, supplies and prevailing wages and allowing an annual increase of 3% per year, the five-year cost to conduct this work in-house is approximately \$500,798. The cost for performing the work with a contractor is \$416,847 (the lowest of 14 bids). The five year cost saving of using the lowest bidder would be about \$83,951.

Motion:

It is hereby moved by the Finance Committee of the Central Puget Sound Regional Transit Authority that the chief executive officer is authorized to execute a one-year contract with four, one-year options with Buenavista Services, Inc. to provide pressure washing services at certain Sound Transit locations for a total authorized contract amount not to exceed \$416,847.

APPROVED by the Finance Committee of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on August 6, 2009.



Aaron Reardon
Finance Committee Chair

ATTEST:



Marcia Walker
Board Administrator