

Motion No. M2020-71

Contract Modification with Schindler Elevator for the Vertical Conveyance Program

Meeting:	Date:	Type of action:	Staff contact:
Rider Experience & Operations Committee	12/03/2020	Final action	Suraj Shetty, Executive Director, Operations John Carini, Deputy Director – Vertical Conveyances

Proposed action

Authorizes the chief executive officer to execute a contract modification with Schindler Elevator Corporation for Elevator and Escalator State of Good Repair Maintenance and Repairs for the Downtown Seattle Transit Tunnel vertical conveyances in the amount of \$6,313,911 with a 20 percent contingency of \$1,262,782 totaling \$7,576,693, for a new total authorized contract amount not to exceed \$30,200,302 plus applicable taxes, contingent upon approval of the 2021 Proposed Budget.

Key features summary

- This action is necessary in order to address deferred maintenance and repair items and safety to provide upgrades to the underperforming vertical conveyances within the four Downtown Seattle Transit Tunnel (DSTT) stations.
- This increase was anticipated due to current contract language which allows our vendor to exclude identified preexisting items prior to adding new equipment to the existing contract.
- There will continue to be a risk of underperforming equipment and a negative passenger experience within the DSTT until these identified maintenance and repair items are completed.
- If this action is approved, repairs to the vertical conveyances in the DSTT are anticipated to take three years, beginning in 2021 and completing in 2023.
- Applicable taxes are currently estimated to be \$765,246.01.

Background

The Sound Transit Facilities Division is responsible for the management of all Sound Transit facilities. That Division strives to ensure that all facilities are properly maintained, clean and safe for passengers, employees and the general public. Elevator maintenance and monitoring is one of the critical responsibilities of the Facilities Division to ensure, among other things, ADA accessibility at Sound Transit facilities. In 2019, The Board approved a contract with Schindler Elevator Corporation for system-wide elevator and escalator maintenance services through Motion No. M2019-98.

On January 1st, 2021, King County Metro will transfer management of the DSTT conveyances to Sound Transit. The elevators and escalators within the DSTT continue to underperform to Sound Transit's standards. At the time that this document is being completed, there are currently 16 escalators and 2 elevators out of service. Many have been inoperable for months and in some instances over a year.

This action would bring the 58 pieces of inherited equipment to an acceptable performance level over a three-year period, ending in 2023 while Sound Transit works to execute a full replacement program.

Procurement information

Prior to issuing the solicitation for these services, Sound Transit considered the project scope, the determining factors for contract award, and the need for proposal discussions and revisions, and determined that a Request for Proposals procurement method was the most advantageous.

Sound Transit advertised Request for Proposals No. RP 0100-19 on April 18, 2019. Four firms submitted proposals, which were evaluated based on the advertised evaluation criteria including project approach, capacity and project organization, price, firm experience and history, knowledge and experience of key individuals, and commitment to and compliance with equal employment opportunity law.

All costs for the identified preexisting items have been reviewed to ensure that pricing is fair and reasonable.

Fiscal information

Funding for this project is contingent on approval of the 2021 Financial Plan and Proposed Budget. This action is within the proposed project allocation and sufficient monies remain after approval of this action to fund the remaining work.

The proposed project allocation for the Vertical Conveyance Program is \$9,689,520. Within that amount, \$8,689,520 has been allocated to the construction phase. The action would commit \$8,341,940 and leave a budget balance of \$347,580 in the construction phase.

Vertical Conveyance Program

(in thousands)

Project Phase	Proposed 2021 Project Allocation	Current Approved Contract Status	This Action	Board Approved Plus Action	Uncommitted / (Shortfall)
Operation & Maintenance	\$1,000	\$	\$	\$	\$1,000
Agency Administration					
Preliminary Engineering					
Final Design					
Right of Way					
Construction	8,690		8,342	8,342	348
Construction Services					
Third Party Agreements					
Vehicles					
Contingency					
Total Current Budget	\$9,690	\$	\$8,342	\$8,342	\$1,348
Phase Detail - Construction					
Construction	\$8,690	\$	\$8,342	\$8,342	\$348
Other					
Total Phase	\$8,690	\$	\$8,342	\$8,342	\$348

Contract Detail - Schindler Elevator Corporation	Board Approvals to Date	Current Approved Agreement Status	Proposed Action	Proposed Total for Board Approval
Schindler Elevator	\$22,624	\$22,624	\$6,314	\$28,938
Contingency	0	0	1,263	1,263
Total	\$22,624	\$22,624	\$7,577	\$30,200
Percent Contingency	0%	0%	20%	4%
Estimated Taxes	2,285	2,285	765	3,050
Total with Estimated Taxes	\$24,909	\$24,909	\$8,342	\$33,251

Notes:

Amounts are expressed in Year of Expenditure.

Disadvantaged and small business participation

Participation by small businesses and disadvantaged business enterprises (DBEs)

Sound Transit promotes and encourages small business participation, which also includes disadvantaged business enterprises (DBEs). Small business and DBE goals are based upon an examination of subcontracting opportunities contained in the work of this contract and the number of small businesses/DBEs available to perform such subcontracting work.

Sound Transit determined that there were few small business and DBE subcontracting opportunities based upon the work described in this contract, so small business/DBE goals were not established.

Public involvement

Not applicable to this action.

Time constraints

A one month delay would negatively impact the agency's ability to repair Downtown Seattle Transit Tunnel vertical conveyances upon transfer on January 1, 2021.

Prior Board/Committee actions

Motion No. M2019-98: Authorized the chief executive officer to execute a one year contract with four one-year options to extend with Schindler Elevator Corporation to provide system-wide elevator and escalator maintenance services for a total authorized agreement amount not to exceed \$22,623,609 plus applicable taxes.

Environmental review – KH 11/18/20

Legal review – JEN 11/25/2020



Motion No. M2020-71

A motion of the Rider Experience and Operations Committee of the Central Puget Sound Regional Transit Authority authorizing the chief executive officer to execute a contract modification with Schindler Elevator Corporation for Elevator and Escalator State of Good Repair Maintenance and Repairs for the Downtown Seattle Transit Tunnel vertical conveyances in the amount of \$6,313,911 with a 20 percent contingency of \$1,262,782 totaling \$7,576,693, for a new total authorized contract amount not to exceed \$30,200,302 plus applicable taxes, contingent upon approval of the 2021 Proposed Budget.

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This action would bring the 58 pieces of inherited equipment to an acceptable performance level over a three-year period, ending in 2023 while Sound Transit works to execute a full replacement program.

Applicable taxes for this action are currently estimated to be \$765,246.01

Motion

It is hereby moved by the Rider Experience and Operations Committee of the Central Puget Sound Regional Transit Authority that the chief executive officer is authorized to execute a contract modification with Schindler Elevator Corporation for Elevator and Escalator State of Good Repair Maintenance and Repairs for the Downtown Seattle Transit Tunnel vertical conveyances in the amount of \$6,313,911 with a 20 percent contingency of \$1,262,782 totaling \$7,576,693, for a new total authorized contract amount not to exceed \$30,200,302 plus applicable taxes, contingent upon approval of the 2021 Proposed Budget.

APPROVED by the Rider Experience and Operations Committee of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on December 3, 2020.



Paul Roberts
Rider Experience and Operations Chair

Attest:



Kathryn Flores
Board Administrator