Motion No. M2023-31

Contract Modification with Schindler Elevator Corporation for the maintenance and repairs of vertical conveyance assets

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<th>Meeting:</th>
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<tr>
<td>Rider Experience and Operations</td>
<td>04/06/2023</td>
<td>Recommend to Board</td>
<td>Suraj Shetty, Operations Executive Director</td>
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<td>Operations Committee Board</td>
<td>04/27/2023</td>
<td>Final action</td>
<td>John Carini, Deputy Director of Vertical Conveyances</td>
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Proposed action

Authorizes the chief executive officer to execute a contract modification with Schindler Elevator Corporation for elevator and escalator maintenance and repairs for the entire portfolio of vertical conveyance assets in the amount of $20,938,971 with a 10 percent contingency of $2,093,897 totaling $23,032,868, for a new total authorized contract amount not to exceed $53,233,170 plus applicable taxes.

Key features summary

- This action is necessary to continue maintenance and repair efforts of vertical conveyance assets through the remainder of the current contract which is scheduled to end July of 2024.

- This increase in the contract amount is necessary to cover:
  - The increased level of billable calls and necessary repairs to existing assets due to factors other than mechanical failure such as water intrusion, vandalism and misuse, power related events, and environmental related outages; and
  - Vertical conveyance assets associated with the Northgate Link Extension; and,
  - Operations and maintenance budgets for upcoming vertical conveyance assets for the East Link Extension, as well as possible early transition of vertical conveyance assets for additional upcoming expansions where openings have been delayed and the warranty periods will lapse prior to July 2024.

- The additional budget requested in this motion has been projected in the ST long term financial plan.

- Applicable taxes are currently estimated to be $5,410,853 (including $2,360,869 on this amendment).

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 and 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 transferred the management of the Downtown Seattle Transit Tunnel conveyances to Sound Transit, growing the total vertical conveyance portfolio to 193 assets. This number continues to grow as we open new maintenance facilities, garages and link light rail expansions. This action will allow for the continued maintenance and repair efforts for our entire vertical conveyance portfolio in addition to continue providing quick responses and repairs to events of misuse, vandalism, water intrusion and mechanical related outage events.

**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**

This action will amend the current contract by $25,393,737 (including estimated sales taxes) for a new total authorized contract amount not to exceed $58,644,023 (including estimated sales taxes) and will be funded from the Services category within the Operations department's annual operating budget. The Services category budget is $55,910,527, of which a total of $10,735,123 (including estimated sales taxes) is estimated to be spent from this action in 2023 and is currently within the agency's budget authority.

After approval of this action, the remaining annual budget will be used to fund other department expenditures anticipated in the 2023 annual budget.

Funding for the additional years of the contract will be included in future annual budget requests. This action does not impact affordability in the long-range financial plan.
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 maintain and repair our vertical conveyance assets.

Prior Board/Committee actions

Motion No. M2020-71: Authorized 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.
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 3/17/23
Legal review – AJP 3/23/23
Motion No. M2023-31

A motion of the Board 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 maintenance and repairs for the entire portfolio of vertical conveyance assets in the amount of $20,938,971 with a 10 percent contingency of $2,093,897 totaling $23,032,868, for a new total authorized contract amount not to exceed $53,233,170 plus applicable taxes.

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 and 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 transferred the management of the Downtown Seattle Transit Tunnel conveyances to Sound Transit, growing the total vertical conveyance portfolio to 193 assets. This number continues to grow as we open new maintenance facilities, garages and link light rail expansions. This action will allow for the continued maintenance and repair efforts for our entire vertical conveyance portfolio in addition to continue providing quick responses and repairs to events of misuse, vandalism, water intrusion and mechanical related outage events.

This action is necessary to continue maintenance and repair efforts of vertical conveyance assets through the remainder of the current contract which is scheduled to end July of 2024.

This increase in the contract amount is necessary to cover:

- The increased level of billable calls and necessary repairs to existing assets due to factors other than mechanical failure such as water intrusion, vandalism and misuse, power related events, and environmental related outages; and
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The additional budget requested in this motion has been projected in the ST long term financial plan. Applicable taxes are currently estimated to be $5,410,853 (including $2,360,869 on this amendment).

Motion

It is hereby moved by the Board 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 maintenance and repairs for the entire portfolio of vertical conveyance assets in the amount of $20,938,971 with a 10 percent contingency of $2,093,897 totaling $23,032,868, for a new total authorized contract amount not to exceed $53,233,170 plus applicable taxes.
APPROVED by the Board of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on ________________________.

__________________________
Dow Constantine
Board Chair

Attest:

__________________________
Kathryn Flores
Board Administrator