

Facilities Janitorial Contract Modification

Exercise Final Option Year and Add Funding

Rider Experience and Operations Committee

05/04/23

Why we are here

- Seeking the approval of funding in the amount of \$6,736,922 to extend the Facilities Janitorial Services contract through May 2024.
- Overview of changes in cleaning requirements and scope.

Contract Current Scope of Work

Comprehensive janitorial services for all Sound Transit office spaces, train stations, platforms, pedestrian bridges, garages, parking lots, bus loops and shelters, plazas, external walkways, elevators, bike lockers, and extra services for Special Events, and on-call biohazard cleanup. (Scope does not include Link Stations, OMFs & MOWs).

Facilities Serviced (56 Sites)

- 6 Tacoma Link Stations
- 1 Bus Storage Facility
- Tacoma Link OMF Facility
- 5 Union Station Campus Buildings
- 4 Warehouses
- 12 Sounder Stations
- Century Yard Operations
- 15 ST Express Bus Facilities
- 11 Garages

Changed Operating Conditions Resulting in Contract Cost Increases

- Portfolio growth – Non-Link addition of 10 new sites since 2019.
- Inflation and cost of living wage increase of 15%.
- Increase in on-call services related to increased incidents of vandalism, biohazard and facility misuse.
- Implementation of enhanced cleaning protocols during the COVID pandemic.
- Increased scope & frequencies, including some limited site dedicated day porter services.

Mitigation of Facility Abuse Challenges



Contract Spend Increases

Cost Drivers	2019	2020	2021	2022	2023F	2024B*	Contract Total	Annual Avg
Planned Base Contract	\$781,435	\$1,574,641	\$1,598,269	\$1,622,251	\$1,647,136	\$834,880	\$8,058,612	1.5%
Additional On-call Services	\$44,993	\$65,556	\$124,539	\$103,741	\$190,141	\$131,707	\$660,677	2%
Expansion (New Non Link Sites)	0	0	\$106,640	\$249,814	\$737,005	\$910,408	\$2,003,867	5%
Inflationary/Labor Increase	0	\$38,950	\$67,778	\$318,692	\$323,473	\$328,325	\$1,077,218	3%
Modified Cleaning Scope	(\$8,448)	\$17,873	\$130,244	\$286,465	\$763,546	\$697,479	\$1,887,159	5%
Supplemental/Interim Link Scope	0	0	0	0	\$544,000	\$564,000	\$1,108,000	3%
Balance Required to 6/01/2024	\$817,980	\$1,697,020	\$2,027,470	\$2,580,963	\$4,205,301	\$3,466,799	\$14,795,533	17%

*2024 Jan – May 31st

- Original Contract Award: \$8,058,612
- Contract Term Forecasted total with Modifications: \$14,795,534
- Amount Requested: \$6,736,992

Closing Remarks

- Ensure a positive impact on passengers by adapting scope to environmental challenges to achieve consistent cleanliness in facilities across all modes.
- Continue to provide scheduled and on-call cleaning services without interruption until a new contract is procured in 2024.

Thank you.



 [soundtransit.org](https://www.soundtransit.org)

