

**SOUND TRANSIT  
STAFF REPORT**

**MOTION NO. M2008-54**

**Life Safety Systems Inspection, Testing and Maintenance Contract Award**

<b>Meeting:</b>	<b>Date:</b>	<b>Type of Action:</b>	<b>Staff Contact:</b>	<b>Phone:</b>
Finance Committee	6/5/08	Discussion/Possible Action	Bonnie Todd, Director, Transportation Services Department <b>Loren Steel, Project Manager, Facilities Maintenance and Signage Division</b>	(206) 398-5367  (206) 398-5446

<b>Contract/Agreement Type:</b>		<b>Requested Action:</b>	
Competitive Procurement	✓	Execute New Contract/Agreement	✓
Sole Source		Amend Existing Contract/Agreement	
Agreement with Other Jurisdiction(s)		Budget Amendment	
Real Estate		Property Acquisition	

**PROJECT NAME**

Life Safety Systems Inspection, Testing, Maintenance and Monitoring Services

**PROPOSED ACTION**

Authorizes the chief executive officer to execute a one-year contract with four one-year options with Siemens Building Technologies to provide inspection, testing, maintenance, repair and monitoring services for fire detection, alarm, sprinkler and fire extinguisher systems for a total authorized contract amount not to exceed \$829,827.

**KEY FEATURES of PROPOSED ACTION**

- The Life Safety Systems contract will provide inspection, testing, maintenance, repair and monitoring services for fire detection, alarm, sprinkler and fire extinguisher systems at Sound Transit facilities, including administrative offices, ST Express and Sounder transit centers and stations, and the Central Link Operations and Maintenance Facility (OMF).
- The contract scope of work also includes these services, as appropriate, for new ST Express and Sounder facilities scheduled to go into operations over the five-year contract period.
- This contract will replace an existing contract due to expire on June 30, 2008. The requested amount is for all five years of the new contract.

## **BUDGET IMPACT SUMMARY**

There is no action outside of the Board-adopted budget; there are no contingency funds required, no subarea impacts, or funding required from other parties other than what is already assumed in the financial plan.

## **BUDGET and FINANCIAL PLAN DISCUSSION**

The proposed action for 2008 will be funded through a combination of Transit Operations maintenance of stations budgets for Sounder, ST Express and Tacoma Link, and the Transportation Services Staff Operations budget. In addition, a portion of the net non-capitalizable costs budget will fund the costs incurred at Central Link Operations and Maintenance Facility.

The proposed action is consistent within the current adopted budget, and is affordable within the existing budget constraints. The Adopted 2008 Budget for Sounder Commuter Rail maintenance of stations is \$1,070,240, \$944,739 for ST Express maintenance of stations, and \$338,404 for Tacoma Link maintenance of stations. The Adopted 2008 Budget for Transportation Services maintenance is \$467,000 and for net non-capitalizable costs budget is \$6,514,678. These budgets are sufficient to fund the proposed contract in 2008, which is expected to be approximately \$72,396.

Future expenditures for facilities, including stations for Central Link under this contract will be budgeted in years beyond 2008.

## **BUDGET TABLE**

The proposed action will be funded by a combination of budgets from transit operations and staff operations. The impact of this action on the various budgets is illustrated below:

### **Summary for Board Action (X \$1,000)**

**Action Item: Execute a contract with Siemens Building Technologies, Inc to provide inspection, testing, maintenance repair and monitoring services for existing fire detection, alarm, sprinkler and fire extinguisher**

<b>Current Year Budget</b>	<b>Adopted 2008 Budget (1)</b>	<b>Spent to date in 2008</b>	<b>Contract Expenditures 2008</b>	<b>Remaining 2008 Budget</b>
Sounder, Maintenance of Stations	1,070	54	20	996
ST Express, Maintenance of Stations	945	26	21	898
Tacoma Link, Maintenance of Stations	338	3	6	329
Non-Capitalizable costs	6,515	3	14	6,498
Union Station Maintenance	467	6	11	450
<b>Total</b>	<b>9,335</b>	<b>92</b>	<b>72</b>	<b>9,171</b>

### **Budget Shortfall**

<b>Level</b>	<b>Shortfall</b>	<b>Resources</b>	<b>Funding Source</b>
N/A	-	-	N/A

<b>Contract Spending Plan</b>	<b>Prior Year(s) Spending</b>	<b>2008 Spending</b>	<b>Future Expenditures</b>	<b>Total</b>
Siemens Building Technology	-	72	758	830
<b>Total</b>	-	72	758	830

<b>Contract Budget</b>	<b>Current Approved Contract Value</b>	<b>Spent to Date</b>	<b>Proposed Action</b>	<b>Proposed Total Contract Value</b>
Siemens Building Technology	-		830	830
Contingency	-	-	-	-
<b>Total Contract</b>	-	-	830	830

### **Notes:**

- Represent funding budgets for the proposed action. The Commuter Rail maintenance of station budget can be found on page 55 of the Adopted 2008 Budget book. The ST Express maintenance budget can found on page 59 of the Adopted 2008 Budget book. The Tacoma Link maintenance budget can be found on page 51 of the Adopted 2008 Budget book. The Non-Cap costs budget can be found on page 22 of 2008 Adopted budget book. The Service budget for Transportation Operations Staff can be found on page 208 of the Adopted 2008 Budget book.

## **SMALL BUSINESS PARTICIPATION**

### **Prime Consultant/Contractor**

Siemens Building Technologies is the prime consultant for this contract. Siemens anticipates achieving 46% Small Business participation.

### **Utilization Breakdown Table**

<b>Subconsultant/Subcontractor</b>	<b>Business Type</b>	<b>% of Work</b>	<b>Dollar Value</b>
Columbia Fire, Inc.	Small Business	28%	\$301,560
Advanced Fire and Safety	Small Business	3%	\$32,310
Alexander Gow	Small Business	15%	\$161,550
<b>Total</b>		<b>46%</b>	<b>\$495,420</b>

### **EEO Commitment**

Of the 154 Siemens Building Technologies employees in the Seattle area, 8.5% are people of color/minority and 20% are women. Its management staff is 40% people of color/minority.

## **PROJECT DESCRIPTION and BACKGROUND for PROPOSED ACTION**

Life Safety Systems services include inspection, testing, maintenance, repair and monitoring services at existing and future ST Express and Sounder facilities, Union Station and the Central Link OMF. The systems and equipment that will be serviced by Siemens include:

- Fire detection and alarm systems
- Fire sprinklers
- Fire extinguishers
- Fire doors

Siemens Building Technologies will provide routine and on-call technical services and supplies that meet or exceed the requirements of the National Fire Protection Association and local jurisdictions within the Sound Transit service area. In general, the scope of work includes:

- Maintenance and monitoring of system service records
- Scheduling of required service
- Monitoring and record keeping of fire alarm systems
- Stocking parts, conducting repairs and responding to emergency service requests

Auburn Station, the Central Link OMF and Union Station are among eight Sound Transit facilities included in this scope that require a full range of services (i.e. inspection, testing, maintenance, repair and monitoring) for parking garages, office space and special use areas.

DuPont and Puyallup Stations are examples of Sound Transit facilities included in the scope of work that require only fire extinguisher services.

All other Sound Transit facilities are maintained by transit partners or have no systems in this scope of work.

The scope of work also includes services for new ST Express and Sounder facilities scheduled to go into operations over the five-year contract period. Central Link stations and facilities, with the exception of the Central Link OMF, are not included in the contract scope.

### **Analysis of Contracting Out versus In-House**

Providing these services in house is not practical for the following reasons:

- The facilities that require this service are too few to require full time equivalent (FTE) technicians, yet the need for on-call services require that technicians be available 24 hours, seven days a week, 365 days per year.
- It is not likely that Sound Transit can find qualified technicians to work less than full time due to the relatively high regional demand for full-time employees by companies such as Siemens. Therefore, to provide these services in-house means that Sound Transit would be paying full-time salaries for a work load that is substantially less than full time.
- Although calculating actual labor costs for skilled technicians, administrative support staff and their supervisors is subject to a variety of circumstances, it is reasonable to expect Sound Transit FTE costs to be greater than contracted labor costs due to economies of scale that the contractor is operating under.
- The infrastructure start-up costs for in-house services would be significant relative to Sound Transit's needs and would include: spare parts inventory and storage; workshop and equipment; service vehicles and 24-hour monitoring call center with associated equipment.

### **Prior Board/Committee Actions**

None.

### **CONSEQUENCES of DELAY**

A two-week delay is undesirable but should not present a major problem.

### **PUBLIC INVOLVEMENT**

Not applicable to this action.

### **ENVIRONMENTAL COMPLIANCE**

SSK 4-24-08

### **LEGAL REVIEW**

JW 5/22/08

## **SOUND TRANSIT**

### **MOTION NO. M2008-54**

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 Siemens Building Technologies to provide inspection, testing, maintenance, repair and monitoring services for fire detection, alarm, sprinkler and fire extinguisher systems for a total authorized contract amount not to exceed \$829,827.

#### **Background:**

Life Safety Systems services include inspection, testing, maintenance, repair and monitoring services at existing and future ST Express and Sounder facilities, Union Station and the Central Link Operations and Maintenance Facility (OMF). The systems and equipment that will be serviced by Siemens include:

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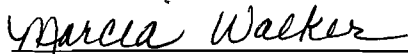
**Motion:**

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 Siemens Building Technologies to provide inspection, testing, maintenance, repair and monitoring services for fire detection, alarm, sprinkler and fire extinguisher systems for a total authorized contract amount not to exceed \$829,827.

APPROVED by the Finance Committee of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on June 5, 2008.

  
Fred Butler  
Finance Committee Vice-Chair

ATTEST:

  
Marcia Walker  
Board Administrator