

MOTION NO. M2015-12

Pressure Washing Services at Sound Transit Maintained Facilities

MEETING:	DATE:	TYPE OF ACTION:	STAFF CONTACT:
Operations and Administration Committee	02/05/2015	Final Action	Bonnie Todd, Executive Director of Operations John Weston, Deputy Director of Facilities, Capital, Maintenance and NRV

PROPOSED ACTION

Authorizes the chief executive officer to execute a one-year contract with four one-year options with Wash Service Company, Inc., dba Clean and Happy Windows, to provide pressure washing services for Sound Transit maintained facilities for a total authorized contract amount not to exceed \$1,987,508.

KEY FEATURES SUMMARY

- The contract covers pressure washing services at all Tacoma Link stations, Sounder stations, and ST Express bus facilities maintained by Sound Transit, as well as Union Station.
- The contract scope of work includes monthly pressure washing of platforms, pedestrian walkways, benches, and trash receptacles. It also covers semi-annual cleaning of exterior walls, stairs and handrails, canopies, platform shelters, and pedestrian bridges, and it allows for additional unscheduled maintenance when needed.
- The work is performed on an approved schedule with set rates, and additional work is arranged by task order.
- This contract includes provisions to add new stations as they are completed.
- The requested amount will cover the one-year contract and all four option years.

BACKGROUND

For public safety and asset preservation, the Facilities Maintenance Division requires the cleaning of platforms and other surfaces, which can be most efficiently accomplished by the use of pressurized water.

Sound Transit has thirty facilities that require monthly and semi-annual pressure washing services. They include Sounder, commuter rail, Tacoma Link light rail and ST Express bus facilities located in Pierce, King and Snohomish counties as well as Sound Transit's headquarters at Union Station. Central Link facilities are maintained under a third party agreement administered by King County Metro, so they will not be included in this contract.

A Request for Proposals for Sound Transit pressure washing services was issued in November 2014. Twelve proposals were received. Wash Service Company, Inc. was determined to be the top ranked proposer and to offer the best value to Sound Transit. Their proposal price came in 14% under Sound Transit's independent cost estimate.

To ensure environmental safety, the contractor is required to prevent chemicals or sediment run-off from reaching the facility's storm water collection system. If a wash additive is used, the contractor must recover the wash water and dispose it in an approved manner.

FISCAL INFORMATION

The proposed action will be funded from Facilities Maintenance budget within the 2015 Sounder, ST Express and Tacoma Link operating budget. Pressure Wash services for Union Station will be funded from the Service Budget within the 2015 Operations Department operating budget. The proposed contract will be charged against various budget sources based on the location of the services performed. 2015 estimated cost of \$349 thousand is within the adopted budget authority, with approximately \$3.7 million remaining in the 2015 budget.

Spending for future years during the life of the contract will be included in the annual budgeting cycle.

Currently Year Maintenance budget	Adopted 2015 Budget	Spent and Committed to date in 2015	Contract Expenditures 2015	Remaining 2015 Budget
ST Express Facilities Maintenance	1,278	-	130	1,148
ST Express Facilities Maintenance	1,444	-	153	1,291
Tacoma Link Facilities Maintenance	285	-	58	227
Operations Department Maintenance	1,041	-	8	1,033
Total Operations Maintenance budget	4,048	-	349	3,699

Contract Spending Plan	Prior Year(s) Spending	2015 Spending	Future Spending	Total
Wash Service Company Inc.		349	1,639	1,988

Contract Budget	Approved	Spent to Date	Proposed Action	Contract Value
Wash Service Company Inc.	-	-	1,988	1,988
Contingency	-	-	-	-
Total Contract	-	-	1,988	1,988
Percent Contingency	-	-	0%	0%

Notes:

Spent and Committed to Date = YTD actuals + forecast.

Amounts are expressed in Year of Expenditure \$000.

Board Approvals = Committed to-date + Contingency, and includes pending Board Actions.

The maintenance budget for Sounder, ST Express and Tacoma Link can be found on page 49,54 and 39 of 2015 Proposed Budget book, respectively. The operations Department service budget can be found on page 92 of the 2015 Proposed Budget book. The Board adopted 2015 budget in December 2014.

SMALL BUSINESS/DBE PARTICIPATION

Sound Transit promotes and encourages small business participation, which also includes Disadvantaged Business Enterprises (DBEs). Consistent with Sound Transit Policies and Federal Regulations, Sound Transit has established Small Business/DBE goals for this contract. These 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.

For this specific contract, the following goals were set and the successful Proposer has committed to the following Small Business/DBE Participation:

Small Business Goals

Sound Transit Goal: 20%

Commitment: 100%

Wash Service Company, Inc. is a small business based on the number of employees and reported annual sales.

TIME CONSTRAINTS

A short term delay of up to one month will not impact the Facility Maintenance Division's ability to maintain Sound Transit facilities. A Limited Notice to Proceed may be issued to continue current pressure washing services.

ENVIRONMENTAL REVIEW

JI 1/21/2015

LEGAL REVIEW

LA 30 Jan 2015

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A motion of the Operations and Administration 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 Wash Service Company, Inc., dba Clean and Happy Windows, to provide pressure washing services for Sound Transit maintained facilities for a total authorized contract amount not to exceed \$1,987,508.

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MOTION:

It is hereby moved by the Operations and Administration 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 Wash Service Company, Inc., dba Clean and Happy Windows, to provide pressure washing services for Sound Transit maintained facilities for a total authorized contract amount not to exceed \$1,987,508.

APPROVED by the Operations and Administration Committee of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on February 5, 2015.


Paul Roberts
Operations and Administration Committee Chair

ATTEST:


Kathryn Flores
Acting Board Administrator