



## Motion No. M2019-98

### System-wide Elevator and Escalator Maintenance Services

Meeting:	Date:	Type of action:	Staff contact:
Rider Experience and Operations Committee	09/05/2019	Final action	Bonnie Todd, Executive Director <b>John Weston, Acting Deputy Executive Director of Facilities &amp; Systems</b>

### Proposed action

Authorizes 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.

### Key features summary

- Under this contract, Schindler Elevator Corporation will provide systemic service, preventative and corrective maintenance, and repair for all elevators, escalators, and material lifts throughout the Sound Transit system.
- The contract includes elevators, escalators and material lifts at Link light rail, Sounder and ST Express facilities operated by Sound Transit. The escalators at the UW Link station are not part of this contract because they are covered under a separate maintenance contract with Schindler. Elevators and escalators in the Downtown Seattle Transit Tunnel (DSTT) will be maintained under this contract when Sound Transit takes over maintenance of the DSTT on January 1st, 2020.
- The intent of this contract is to provide reliable, safe operation, and maximum performance of the elevators and escalators.
- The elevators and escalators to be maintained are operated on a full time (twenty-four hours a day, seven days a week) basis. The contract includes an amount for unforeseen maintenance if authorized by Sound Transit staff.
- The amount requested is sufficient for the one year contract and the four one-year options to extend.
- Applicable taxes are currently estimated to be \$2,284,984.

### 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 our customers, our 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.

There are currently 139 vertical conveyances in our systems that require maintenance, including: Link Light Rail (22 Escalators, 25 Elevators, 4 Material Lifts), ST Express and Sounder Stations and Garages (30 Elevators), and Downtown Seattle Transit Tunnel (DSTT) (22 Elevators, 36 Escalators). Servicing of

the Downtown Seattle Transit Tunnel conveyances will begin on January 1st, 2020. The agreement allows for the addition and deletion of locations.

## **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.

Sound Transit recommends award of this contract based upon the determination that Schindler Elevator Corporation's proposal best meets the evaluation criteria, offers the best value, and this contract award is in the best interest of Sound Transit.

## **Fiscal information**

The proposed action with Schindler Elevator Corporation for \$24,908,593 (\$22,623,609 plus applicable taxes), provides a 5-year system-wide elevator/escalator maintenance services with the exception of University of Washington Station, which is covered under a separate contract. This will be funded from the Services category within the Operations department's annual operating budget. The Services category budget is \$76,846,533, of which a total of \$1,097,282 is estimated to be spent in 2019 for elevator/escalator maintenance services and is currently within the agency's budget authority.

After the approval of this action, the remaining annual budget amount will be used to fund other department expenditures anticipated in the 2019 annual budget.

Funding for this contract will be requested in the 2020 proposed budget and future annual budget requests if options for subsequent years of service are exercised.

**Operations**  
(in thousands)

Cost Category	2019 Annual Operating Budget <sup>1</sup>	YTD Actuals <sup>2</sup>	This Action (Current Year Impact Only)	YTD Actuals Plus Action (Current Year Only)	Remaining Annual Operating Budget
Salaries and Benefits	\$23,515	\$13,984	\$	\$13,984	\$9,531
Services	76,847	36,643	1,097	37,740	39,106
Materials and Supplies	11,340	7,793		7,793	3,547
Utilities	5,868	3,307		3,307	2,561
Purchased Trans Services	196,186	114,597		114,597	81,589
Miscellaneous	3,541	1,202		1,202	2,339
Leases and Rentals	8,735	5,864		5,864	2,871
<b>Total Annual Operating Budget</b>	<b>\$326,032</b>	<b>\$183,390</b>	<b>\$1,097</b>	<b>\$184,487</b>	<b>\$141,544</b>

Contract Spending Plan	Forecasted Spend for Remainder of			Total
	Spending to Date <sup>3</sup>	2019	Future Spending	
Schindler Elevator Corp.		\$1,097	\$23,811	\$24,909

Contract Detail	Board Approved Contract Value	Proposed Action	Proposed Revised Board Approved Contract Value
Schindler Elevator Corp.			
Contract		\$22,624	\$22,624
Contingency			
Estimated Taxes		2,285	2,285
<b>Contract Amount - Total</b>	<b>\$</b>	<b>\$24,909</b>	<b>\$24,909</b>
Percent Contingency	0%	0%	0%

**Notes:**

<sup>1</sup>2019 Annual Operating Budget is located on page 135 of the Adopted Budget book.

<sup>2</sup>YTD Actuals as of July 31, 2019.

<sup>3</sup>Spending to Date as of July 31, 2019.

## Disadvantaged and Small Business Participation

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.

## Time constraints

A Limited Notice to Proceed (LNP) was issued on July 23, 2019 to ensure there was no break in maintenance coverage for the elevators and escalators. Delaying this requested action further may cause us to exceed the dollar value in the initial LNP.

**Environmental review – KH 7/23/19**

**Legal review – JEN 08/29/19**



## Motion No. M2019-98

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 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.

### 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 our customers, our 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.

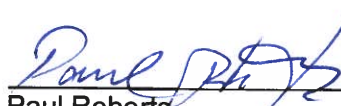
There are currently 139 vertical conveyances in our systems that require maintenance, including: Link Light Rail (22 Escalators, 25 Elevators, 4 Material Lifts), ST Express and Sounder Stations and Garages (30 Elevators), and Downtown Seattle Transit Tunnel (DSTT) (22 Elevators, 36 Escalators). Servicing of the Downtown Seattle Transit Tunnel conveyances will begin on January 1st, 2020. The agreement allows for the addition and deletion of locations.

Under this contract, Schindler Elevator Corporation will provide systemic service, preventative and corrective maintenance, and repair for all elevators, escalators, and material lifts throughout the Sound Transit system.


### 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 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.

APPROVED by the Rider Experience and Operations Committee of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on September 5, 2019.

  
\_\_\_\_\_  
Paul Roberts  
Rider Experience and Operations Chair

Attest:

  
\_\_\_\_\_  
Kathryn Flores  
Board Administrator