



Motion No. M2019-40

Pressure Washing Services at Sound Transit Maintained Facilities

Meeting:	Date:	Type of action:	Staff contact:
Rider Experience & Operations Committee	05/02/2019	Final action	Bonnie Todd, Executive Director of Operations John Weston, Acting Deputy Executive Director of Facilities & Systems

Proposed action

Authorizes the chief executive officer to execute a one-year contract with four one-year options with Wash Service Company (dba Clean and Happy) to provide pressure washing services for Sound Transit maintained facilities for a total authorized contract amount not to exceed \$2,977,378 plus applicable taxes.

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.
- This contract also allows for additional unscheduled maintenance, such as at elevated or difficult to reach surfaces throughout our service area, 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.
- Applicable taxes are currently estimated to be \$300,715.

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 36 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, and therefore they are not included in this contract.

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. RTA/RP 0608-18 on December 28, 2018. Four firms submitted a proposal, and the proposals were evaluated based on the advertised evaluation criteria including firm experience and history, capacity and quality control, price, and commitment to and compliance with equal employment opportunity law. Proposals for Sound Transit pressure washing services were evaluated on February 25, 2019. Wash Service Company was determined to be the top ranked proposer and to offer the best value to Sound Transit.

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 with Wash Service Company dba Clean and Happy is for \$3,278,093, for a one year contract plus four one year options years to provide pressure washing services for Sound Transit maintained facilities. Pressure washing services will be funded from the Services category within the Operations department's annual operating budget. The Services category budget is \$76,846,533. A total of \$411,150 against this contract is estimated to be spent in the current year and is 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 the additional years of the contract will be included in future annual budget requests.

Operations

(in thousands)

Cost Category	2019 Annual Operating Budget ¹	YTD Actuals ²	This Action (Current Year Impact Only)	YTD Actuals Plus Action (Current Year Only)	Remaining Annual Operating Budget
Salaries and Benefits	\$23,515	\$5,031	\$	\$5,031	\$18,484
Services	76,847	15,999	411	16,411	60,436
Materials and Supplies	11,340	2,156		2,156	9,183
Utilities	5,868	1,348		1,348	4,520
Insurance		-763		-763	763
Taxes	2,975	654		654	2,320
Purchased Transportation Services	196,186	49,058		49,058	147,128
Miscellaneous	567	66		66	501
Leases and Rentals	8,735	2,494		2,494	6,241
Total Annual Operating Budget	\$326,032	\$76,043	\$411	\$76,454	\$249,578

Contract Spending Plan	Spending to Date ³	Forecasted Spend for Remainder of 2019	Proposed Future Spending
Wash Service Company, Inc.		411	2,867

Contract Detail	Board Approved Contract Value	Proposed Action	Proposed Total for Board Approval
Wash Service Company, Inc.	\$	\$2,977	\$2,977
Contingency			
Estimated Taxes		301	301
Contract Amount - Total	\$	\$3,278	\$3,278
Percent Contingency		0%	0%

Notes:

¹ 2019 Annual Operating Budget is located on page 135 of the 2019 Adopted Budget book.

² YTD Actuals as of March 31, 2019.

³ Spending to Date as of March 31, 2019.

Small business participation

Sound Transit promotes and encourages small business participation, which also includes disadvantaged business enterprises (DBEs).

For this specific contract, no goals were determine to be applicable. Wash Service Company, Inc. is a small business.

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 – KH 4/24/19

Legal review – AJP 4/24/19

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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 with Wash Service Company (dba Clean and Happy) to provide pressure washing services for Sound Transit maintained facilities for a total authorized contract amount not to exceed \$2,977,378 plus applicable taxes.

Background

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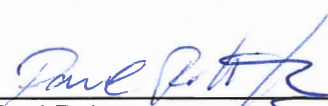
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The work is performed on an approved schedule with set rates, and additional work is arranged by task order. This contract includes provisions to add new stations as they are completed. The requested amount will cover the one-year contract and all four option years. Applicable taxes are currently estimated to be \$300,715. Central Link facilities are maintained under a third party agreement administered by King County Metro, and therefore they are not included in this contract.

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 with Wash Service Company (dba Clean and Happy) to provide pressure washing services for Sound Transit maintained facilities for a total authorized contract amount not to exceed \$2,977,378 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 May 2, 2019.



Paul Roberts
Rider Experience and Operations Chair

Attest:



Kathryn Flores
Board Administrator