

Motion No. M2023-31

Contract Modification with Schindler Elevator Corporation for the maintenance and repairs of vertical conveyance assets

Meeting:	Date:	Type of action:	Staff contact:
Rider Experience and Operations Committee	04/06/2023	Recommend to Board	Suraj Shetty, Operations Executive Director
Board	04/27/2023	Final action	John Carini, Deputy Director of Vertical Conveyances

Proposed action

Authorizes the chief executive officer to execute a contract modification with Schindler Elevator Corporation for elevator and escalator maintenance and repairs for the entire portfolio of vertical conveyance assets in the amount of \$20,938,971 with a 10 percent contingency of \$2,093,897 totaling \$23,032,868, for a new total authorized contract amount not to exceed \$53,233,170 plus applicable taxes.

Key features summary

- This action is necessary to continue maintenance and repair efforts of vertical conveyance assets through the remainder of the current contract which is scheduled to end July of 2024.
- This increase in the contract amount is necessary to cover:
 - The increased level of billable calls and necessary repairs to existing assets due to factors other than mechanical failure such as water intrusion, vandalism and misuse, power related events, and environmental related outages; and
 - Vertical conveyance assets associated with the Northgate Link Extension; and,
 - Operations and maintenance budgets for upcoming vertical conveyance assets for the East Link Extension, as well as possible early transition of vertical conveyance assets for additional upcoming expansions where openings have been delayed and the warranty periods will lapse prior to July 2024.
- The additional budget requested in this motion has been projected in the ST long term financial plan.
- Applicable taxes are currently estimated to be \$5,410,853 (including \$2,360,869 on this amendment).

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 and clean and safe for passengers, 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.

In 2019, The Board approved a contract with Schindler Elevator Corporation for system-wide elevator and escalator maintenance services through Motion No. M2019-98. On January 1st, 2021, King County

Metro transferred the management of the Downtown Seattle Transit Tunnel conveyances to Sound Transit, growing the total vertical conveyance portfolio to 193 assets. This number continues to grow as we open new maintenance facilities, garages and link light rail expansions. This action will allow for the continued maintenance and repair efforts for our entire vertical conveyance portfolio in addition to continue providing quick responses and repairs to events of misuse, vandalism, water intrusion and mechanical related outage events.

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. All costs for the identified preexisting items have been reviewed to ensure that pricing is fair and reasonable.

Fiscal information

This action will amend the current contract by \$25,393,737 (including estimated sales taxes) for a new total authorized contract amount not to exceed \$58,644,023 (including estimated sales taxes) and will be funded from the Services category within the Operations department's annual operating budget. The Services category budget is \$55,910,527, of which a total of \$10,735,123 (including estimated sales taxes) is estimated to be spent from this action in 2023 and is currently within the agency's budget authority.

After approval of this action, the remaining annual budget will be used to fund other department expenditures anticipated in the 2023 annual budget.

Funding for the additional years of the contract will be included in future annual budget requests. This action does not impact affordability in the long-range financial plan.

Operations

(in thousands)

Cost Category	2023 Annual Operating Budget ¹	YTD Actuals	This Action (2023 Only)	YTD Actuals Plus Action (2023 Only)	Remaining Annual Operating Budget
Salaries and Benefits	\$46,576	\$5,677	\$	\$5,677	\$40,899
Services	55,911	2,895	10,735	13,630	42,280
Materials and Supplies	22,349	2,740		2,740	19,609
Utilities	9,193	1,555		1,555	7,639
Taxes	2,364	(874)		(874)	3,237
Purchased Transportation Services	235,099	11,573		11,573	223,526
Miscellaneous	591	51		51	540
Leases and Rentals	1,273	142		142	1,131
Total Annual Operating Budget	\$373,356	\$23,758	\$10,735	\$34,494	\$338,862

Contract Spending Plan	Estimated Spending to Date	Forecasted for 2023	Proposed Future Spending	Total
Services	\$22,624	\$10,735	\$25,285	\$58,644

Contract Detail Schindler	Board Approved Agreement Value	Proposed Action	Proposed Total for Board Approval
Contract Amounts - Operations Department	\$22,624	\$20,939	\$43,563
Contract Amounts - Vertical Conveyance Program	6,314		6,314
Contingency	1,263	2,094	3,357
Total Contract	\$30,200	\$23,033	\$53,233
Estimated Taxes	3,050	2,361	5,411
Total Contract with Sales Tax	\$33,250	\$25,394	\$58,644
Percent Contingency	6%	10%	10%

Notes:

¹ 2023 Annual Operating Budget is located on page 59 of the 2023 Financial Plan & Adopted Budget.

Disadvantaged and small business participation

Participation by small businesses and disadvantaged business enterprises (DBEs)

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.

Public involvement

Not applicable to this action.

Time constraints

A one-month delay would negatively impact the agency's ability to maintain and repair our vertical conveyance assets.

Prior Board/Committee actions

Motion No. M2020-71: Authorized the chief executive officer to execute a contract modification with Schindler Elevator Corporation for elevator and escalator State of Good Repair maintenance and repairs for the Downtown Seattle Transit Tunnel vertical conveyances in the amount of \$6,313,911 with a 20 percent contingency of \$1,262,782 totaling \$7,576,693, for a new total authorized contract amount not to exceed \$30,200,302 plus applicable taxes, contingent upon approval of the 2021 Proposed Budget.

Motion No. M2019-98: Authorized 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.

Environmental review – KH 3/17/23

Legal review – AJP 3/23/23

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A motion of the Board of the Central Puget Sound Regional Transit Authority authorizing the chief executive officer to execute a contract modification with Schindler Elevator Corporation for elevator and escalator maintenance and repairs for the entire portfolio of vertical conveyance assets in the amount of \$20,938,971 with a 10 percent contingency of \$2,093,897 totaling \$23,032,868, for a new total authorized contract amount not to exceed \$53,233,170 plus applicable taxes.

Background

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In 2019, The Board approved a contract with Schindler Elevator Corporation for system-wide elevator and escalator maintenance services through Motion No. M2019-98. On January 1st, 2021, King County Metro transferred the management of the Downtown Seattle Transit Tunnel conveyances to Sound Transit, growing the total vertical conveyance portfolio to 193 assets. This number continues to grow as we open new maintenance facilities, garages and link light rail expansions. This action will allow for the continued maintenance and repair efforts for our entire vertical conveyance portfolio in addition to continue providing quick responses and repairs to events of misuse, vandalism, water intrusion and mechanical related outage events.

This action is necessary to continue maintenance and repair efforts of vertical conveyance assets through the remainder of the current contract which is scheduled to end July of 2024.

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The additional budget requested in this motion has been projected in the ST long term financial plan. Applicable taxes are currently estimated to be \$5,410,853 (including \$2,360,869 on this amendment).

Motion

It is hereby moved by the Board of the Central Puget Sound Regional Transit Authority that the chief executive officer is authorized to execute a contract modification with Schindler Elevator Corporation for elevator and escalator maintenance and repairs for the entire portfolio of vertical conveyance assets in the amount of \$20,938,971 with a 10 percent contingency of \$2,093,897 totaling \$23,032,868, for a new total authorized contract amount not to exceed \$53,233,170 plus applicable taxes.

APPROVED by the Board of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on April 27, 2023.


Dow Constantine
Board Chair

Attest:


Kathryn Flores
Board Administrator