

Motion No. M2023-62

Contract with Rise To The Top Escalator Cleaning Service, LLC for deep cleaning services

Meeting:	Date:	Type of action:	Staff contact:
Rider Experience and Operations Committee	08/03/2023	Final action	Russ Arnold, Deputy CEO, Service Delivery Officer Suraj Shetty, Executive Director, Operations John Carini, Deputy Director, Vertical Conveyances Carlos Trujillo, Manager, Vertical Conveyances

Proposed action

Authorizes the chief executive officer to execute a one-year contract with four one-year options to extend with Rise To The Top Escalator Cleaning Service, LLC to provide services on all Sound Transit vertical conveyance equipment in the amount of \$2,714,893, plus applicable taxes.

Key features summary

- This contract is specific to elevators and escalators and supplements existing janitorial services. The scope of Sound Transit's current janitorial services does not include accessing elevator car tops or specialized equipment for escalator steps. Vertical conveyances at Link, Sounder, ST Express garages, and stations are included in this contract.
- Regular and proper cleaning of elevators and escalators by individuals knowledgeable about such equipment is critical to equipment longevity. Dirt, dust, and debris buildup lead to premature degradation of critical and costly electrical and mechanical components.
- In addition to other janitorial services, this contract addresses two critical gaps currently not covered in existing janitorial services:
 - Interior elevator hoist way glass and exterior cab glass. As there are many electrical and mechanical components in the hoist way and on the car top, the dirt and debris build up contribute to mechanical failures and elevators being unavailable to passengers.
 - Escalator steps. This contract requires that specialized equipment designed for cleaning escalator steps be used. This equipment contours the step while cleaning and avoids dripping cleaning products onto moving lubricated parts below.
- Should Sound Transit determine that an elevator or escalator needs to be cleaned outside of its normal schedule, this contract provides cleaning services where directed, as needed.
- This contract includes the on-call removal and cleanup of biohazards on or near vertical conveyances. This will not only remove unpleasant hazards from the passenger experience, but will also reduce delays in equipment maintenance, repair, and upgrades.

- This contract includes provisions to add services to equipment acquired due to future expansions at established rates.
- The total requested contract amount is sufficient to fund the base one-year contract and four one-year options to extend.
- Applicable taxes for this contract are currently estimated to be \$278,277.

Background

The Vertical Conveyance group initiated this procurement to improve the passenger experience as well as increase equipment availability and component longevity. Sound Transit has received comments and complaints from the public regarding conveyance cleanliness and appearance. This contract is customer focused and will address those concerns while improving the passenger experience and public perception. These services will improve the overall quality of Sound Transit conveyances to better serve passengers.

The scope of current janitorial services does not include accessing elevator car tops or specialized equipment for escalator steps. These areas of vertical transportation assets require specialized equipment, training and knowledge, typically gained by working on vertical conveyance equipment as a prior technician. This contract requires such experience, knowledge, and equipment. Areas to be cleaned under this contract also pose specific and unique safety hazards not typical to janitorial duties.

Procurement information

Sound Transit solicited cleaning services for agency-wide vertical conveyance systems. A Request for Proposal (RP 0173-22) procurement method was determined to be the most appropriate process because (1) the services are performance or functional specifications; or if described in technical specifications, other circumstances such as the need for discussions or the importance of basing contract award on factors other than price alone are present; (2) price alone is not the determining factor upon which the contract should be awarded because qualitative factors are relevant in determining performance risk and award; and (3) separate discussions with individual offeror(s) are expected to be necessary after they have submitted their proposals; and (4) it may be necessary to afford the proposers an opportunity to revise their proposals.

The ICE for this project was determined to be \$3,817,393 based on historical costs from previous contracts and market research of rates.

Sound Transit received 2 submittals on April 21, 2023 in response to the solicitation.

The Evaluation Committee members were provided with the Proposals and evaluated the firms using the evaluation criteria provided in the RFP. The Evaluation Team Meeting was held on May 3, 2023. Rise to the Top Escalator Cleaning was selected as the top ranked firm and the firm that best meets the requirements set forth in the RFP.

Fiscal information

This action for \$2,993,170 (including estimated sales taxes of \$278,277) will be funded from the Services category within the Operations Department's annual operating budget. The Services category is \$55,910,527, of which \$10,735,123 is allocated to the Vertical Transportation line item. \$250,000 is estimated to be spent from this action in the remainder of 2023, leaving a budget balance of \$5,467,520 in that line item and is currently within the agency's budget authority.

After approval of this action, sufficient budget remains to cover remaining annual expenditures. Funding for the additional years of the contract will be included in future annual budget requests. This action does not impact the affordability of the Financial Plan.

Operations Department

(in thousands)

Cost Category	2023 Annual Operating Budget ¹	YTD Actuals ²	Contract Spend Forecast Remainder of 2023	YTD Plus Action (Current Year Only)	Remaining Annual Operating Budget
Salaries and Benefits	\$47,628	\$21,248	\$	\$	\$
Services	55,911	20,530	250	20,780	35,131
Materials and Supplies	22,349	9,936		9,936	12,413
Utilities	9,193	4,393		4,393	4,801
Taxes	2,364	1,420			
Purchased Transportation Services	235,099	121,212			
Miscellaneous	591	210		210	381
Leases and Rentals	1,273	593		593	681
Total Annual Operating Budget	\$374,408	\$179,541	\$250	\$35,912	\$53,406
Services Category Detail					
Vertical Transportation	10,735	5,018	250	5,268	5,468

Contract Spending Plan	Contract Spend to Date	Contract Spend Forecast Remainder of 2023	Future Spending	Total
Rise to the Top Escalator Cleaning		250	2,743	2,993
Contract Detail				
		Board Approved Contract Value	Proposed Action	Proposed Revised Board Approved Contract Value
Rise to the Top Escalator Cleaning		\$	\$2,715	\$2,715
Estimated Taxes			278	278
Total (with estimated taxes)		\$	\$2,993	\$2,993

Notes:

¹2023 Annual Operating Budget is located on page 59 of the 2023 Financial Plan & Adopted Budget.

²YTD Actuals as of June 30, 2023.

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 create an impact on starting the regular cleaning of vertical conveyances.

Environmental review – KH 7/17/23

Legal review – DLM 7/21/2023



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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 to extend with Rise To The Top Escalator Cleaning Service, LLC to provide services on all Sound Transit vertical conveyance equipment in the amount of \$2,714,893, plus applicable taxes.

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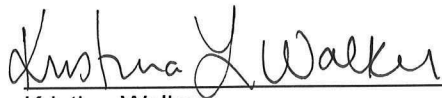
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prior technician. This contract requires such experience, knowledge, and equipment. Areas to be cleaned under this contract also pose specific and unique safety hazards not typical to janitorial duties.

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 Rise To The Top Escalator Cleaning Service, LLC to provide services on all Sound Transit vertical conveyance equipment in the amount of \$2,714,893, 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 August 3, 2023.



Kristina Walker
Rider Experience and Operations Chair

Attest:



Adam Montee, on behalf of
Kathryn Flores
Board Administrator