Los Angeles County
Metropolitan Transportation
Authority
One Gateway Plaza
3rd Floor Board Room
Los Angeles, CA

Metro

Board Report

File #: 2017-0282, **File Type:** Contract **Agenda Number:** 27.

SYSTEM SAFETY, SECURITY AND OPERATIONS COMMITTEE
JUNE 15, 2017

SUBJECT: AUTOMATED PUBLIC TOILETS MAINTENANCE SERVICES

ACTION: APPROVE CONTRACT AWARD

RECOMMENDATION

AUTHORIZE the Chief Executive Officer to award a sole source firm fixed price Contract No. OP783190003367 for Automated Public Toilets Maintenance Services with Public Facilities and Services, Inc. This contract not-to-exceed amount is $1,061,530 for the five year base period, effective July 15, 2017.

ISSUE

Under this new Contract, the contractor is required to provide technical support adjusting and/or repairing the electronic systems for the Automated Public Toilets (APTs) while inspecting and replenishing all consumables along with necessary corrective actions. These APTs are located at the Harbor Gateway and El Monte Transit Centers.

The existing contract with Public Facilities and Services, Inc. will expire on July 14, 2017. To continue providing clean, safe and operational APTs to Metro patrons, a new contract award is required effective July 15, 2017.

DISCUSSION

APTs are stationary restroom facilities that were installed in late 2012 and early 2013 at the El Monte Transit Center and Harbor Gateway for use by Metro patrons. These automated restrooms contain highly technical and specialized computer software, referred to as Programmable Logic Controllers (PLC). This specialized software provides the capability for these restrooms to automatically wash and disinfect their complete interior capsule via water sprays, hoses and ventilation fans to both air-out and dry all interior wall panels, floors and fixtures.

The technicians servicing these units must be well-trained to access, adjust and repair PLC systems via the control board located in the APT's service bay. Public Facilities and Services, Inc. is the sole service and maintenance provider for APTs within the United States and Canada, authorized by the Australian manufacturing company, Exeloo.

To avoid service interruption and continue providing the required maintenance services, a new contract award is required effective July 15, 2017.

DETERMINATION OF SAFETY IMPACT

The approval of this item will ensure providing, safe, clean and reliable APT services to Metro patrons.

FINANCIAL IMPACT

The annual contract value is $212,306. Funds are to be allocated under cost center 3367 - Facilities Property Maintenance, account 50308, Service Contract Maintenance, under project 300014, Regional Activities. The source of funds for this procurement will come from State and local funding sources that are eligible for Bus and Rail Operating or Capital Projects. These funding sources will maximize the use of funds for these activities.

Since this is a multi-year contract, the cost center manager and the Sr. Executive Officer, Maintenance and Engineering will be accountable for budgeting the cost in future years.

Impact to Budget

The funding for this action will come from the Enterprise operating fund. No other sources of funds were considered for this activity because it supports bus operations. This activity is part of Metro facilities on-going maintenance costs.

ALTERNATIVES CONSIDERED

Staff considered providing this service through Metro in-house staff. This would require the hiring and specialized training of additional personnel certified by the manufacturer, purchase of additional equipment, vehicles, and supplies to support the expanded services. Staff's assessment indicates that this is not a cost effective option for Metro.

NEXT STEPS

Upon Board approval, staff will execute Contract No. OP783190003367 with Public Facilities and Services, Inc., effective July 15, 2017, to provide APT Maintenance Services.

Attachments

ATTACHMENTS

Attachment A - Procurement Summary
Attachment B - DEOD Summary

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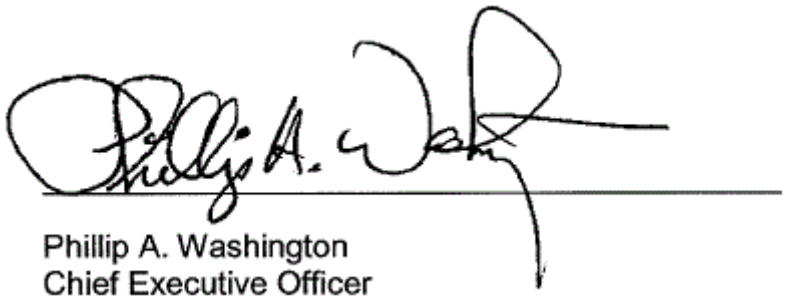

Phillip A. Washington
Chief Executive Officer

ATTACHMENT A

PROCUREMENT SUMMARY

AUTOMATED PUBLIC TOILETS / OP783190003367

1.	**Contract Number:** OP783190003367	
2.	**Recommended Vendor**: Public Facilities and Services, Inc.	
3.	**Type of Procurement (check one):** ☐ **RFP** ☐ **IFB** ☐ **IFB–A&E** ☒ **Non-Competitive** ☐ **Modification** ☐ **Task Order**	
4.	**Procurement Dates**:	
	A. Issued: March 30, 2017	
	B. Advertised/Publicized: N/A	
	C. Pre-proposal/Pre-Bid Conference: N/A	
	D. Proposals/Bids Due: N/A	
	E. Pre-Qualification Completed: May 4, 2017	
	F. Conflict of Interest Form Submitted to Ethics: April 18, 2017	
	G. Protest Period End Date: N/A	
5.	**Solicitations Picked up/Downloaded**: 0	**Bids/Proposals Received**: 1
6.	**Contract Administrator**: Rommel Hilario	**Telephone Number**: **(**213) 922-4654
7.	**Project Manager**: Ruben Cardenas	**Telephone Number**: **(**213) 922-5932

A. Procurement Background

This Board Action is to approve a sole source contract to Public Facilities and Services, Inc. to continue maintaining two Automated Public Toilets (APTs) located at the Harbor Gateway and El Monte Transit Centers. Under this new Contract, the contractor is required to provide technical support adjusting and/or repairing the electronic systems for the APTs while providing custodial services and installing and replenishing all consumables.

B. Evaluation

Public Facilities and Services, Inc.'s submittal was determined to be responsive. The firm was deemed responsible and qualified to perform the required services based on the requirements of the statement of work, review and approval of the pre-qualification forms by the Prequalification Department, and technical evaluation by the Project Manager.

C. Cost/Price Analysis

The recommended pricing has been determined to be fair and reasonable based on historical pricing, comparison with Metro's independent cost estimate, and technical evaluation by the Project Management Team.

BIDDER	AMOUNT	METRO ICE	AWARD AMOUNT
Public Facilities and Services, Inc.	$1,061,530	$999,720	$1,061,530

D. Background on Recommended Contractor

The Automated Public Toilets (APT) are manufactured by Exeloo. Public Facilities & Services, Inc. was formed in 2005 and is the sole distributor and maintenance provider for Exeloo products in North America. APTs are commonly used by many travelers throughout Europe and Asia Pacific for their convenience and cleanliness. Exeloo APTs have anti-loitering, anti-vandalism and automatic cleaning features that create a point of difference from traditional public restrooms. As an exclusive distributor of Exeloo, Public Facilities & Services, Inc. offers a full line of related services including:

- APT and Kiosk Sales
- Site Preparation and Installation
- Service and Maintenance
- Related Mechanical Contracting Services

Public Facilities & Services, Inc. has customers in selected cities across the United States and Canada. Their main focus has been with municipalities and transportation authorities. The firm is currently under contract with Metro providing satisfactory service of two APTs located at the Harbor Gateway and El Monte Transit Centers.

DEOD SUMMARY

AUTOMATED PUBLIC TOILETS MAINTENANCE SERVICES / OP783190003367

A. Small Business Participation

The Diversity and Economic Opportunity Department (DEOD) did not establish a Disadvantaged Business Enterprise (DBE) goal for this solicitation, based on the lack of subcontracting opportunities. According to Metro's Project Manager, Pacific Facilities and Services Inc. (PFS) is the sole source vendor in the United States for service and maintenance of the subject Automatic Public Toilets.

B. Living/Prevailing Wage and Service Contract Worker Retention Policy Applicability

The Living Wage and Service Contract Worker Retention Policy (LW/SCWRP) is applicable to this Contract. Metro staff will monitor and enforce the policy guidelines to ensure that applicable workers are paid at minimum, the current Living Wage rate of $16.18 per hour ($11.27 base + $4.91 health benefits), including yearly increases of up to 3% of the total wage. In addition, contractors will be responsible for submitting the required reports for the Living Wage and Service Contract Worker Retention Policy and other related documentation to staff to determine overall compliance with the policy.

C. Prevailing Wage Applicability

Prevailing wage is not applicable to this Contract.

D. Project Labor Agreement/Construction Careers Policy

Project Labor Agreement/Construction Careers Policy is not applicable to this Contract.