



Board Report

File #: 2017-0283, File Type: Contract

Agenda Number: 28.

SYSTEM SAFETY, SECURITY AND OPERATIONS COMMITTEE JUNE 15, 2017

SUBJECT: TUNNEL WASHING SERVICES

ACTION: APPROVE CONTRACT AWARD

RECOMMENDATION

AUTHORIZE the Chief Executive Officer to award a firm fixed unit rate Contract No. OP778590003367 for the Metro Red/Purple Line (MRL) and Pasadena Gold Line (PGL) Tunnel Washing services with Parkwood Landscape Maintenance Inc., the lowest, responsive and responsible bidder, for a not-to-exceed amount of \$2,598,727 for the five-year contract, effective July 1, 2017; subject to resolution of protest(s), if any.

ISSUE

Under this Contract, the contractor is required to provide complete high pressure washing services throughout MRL and PGL tunnels.

To maintain safe operations and improve MRL and PGL tunnel cleanliness, a new contract award is required effective July 1, 2017.

DISCUSSION

The existing MRL heavy rail subway was opened in stages between 1993 and 2000. Since then and until 2013, the MRL twin tunnels including the Purple Line segment have not been cleaned. In 2013, a tunnel washing contract was awarded to provide complete tunnel washing services throughout MRL twin tunnels. Approximately 16 miles of the twin tunnels were cleaned; however, services were canceled following the contractor's request due to limited access and too many competing projects within the tunnel. Since the PGL Eastside Extension tunnel segment was opened in 2009, dirt and dust settlements are apparent on the internal walls, handrails, tracks, and catwalks; therefore, staff included the PGL tunnel to this scope of work to ensure providing safe and clean facilities to Metro patrons.

The entire length of the twin tunnels for the MRL is 36 miles and for the PGL is 3.4 miles, requiring pressure washing services to improve the overall conditions and cleanliness. Under this Contract, the contractor is required to provide detailed pressure washing services. The tunnel washing services include using pressurized water and degreaser solutions as necessary to remove debris and

particulates while cleaning walls, tracks, cover boards, insulators, catwalks, handrails, and the entire wall above the third rail within the stations.

Tunnel pressure washing and cleaning of trackway while removing trash and debris is necessary to maintain a safe and clean train path and mitigate potential fire hazards due to excessive grease and debris accumulation within the heavy rail confined space and next to an energized third rail.

The MRL provides heavy rail subway travel through its 16 stations and twin tunnels between downtown Los Angeles via the districts of Hollywood and mid-Wilshire to North Hollywood where it connects with the Metro Orange Line. The PGL light rail tunnel segment is located in the Boyle Heights district of Los Angeles and includes Mariachi Plaza and Soto stations.

DETERMINATION OF SAFETY IMPACT

The approval of this item will improve MRL and PGL overall safety and cleanliness conditions as well as improve the air quality within the stations in an effort to continue providing, safe, clean, quality, on-time, and reliable services to our customers and the public.

FINANCIAL IMPACT

The annual contract value is \$519,745. Subject to board approval of the FY18 budget, Funds are to be allocated under cost center 3367 - Facilities Property Maintenance, account 50308, Service Contract Maintenance, under project 300044, Rail Operations Red Line and 300055, Rail Operations Gold Line.

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

Funding for this action will come from the Enterprise operating fund. The source of funds will be Federal, State, and Local funds including sales tax and fares that are eligible for rail Operating projects. These funding sources will maximize fund use based on funding allocation provisions.

ALTERNATIVES CONSIDERED

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

NEXT STEPS

Upon approval, staff will execute Contract No. OP778590003367 to Parkwood Landscape Maintenance Inc., effective July 1, 2017, to provide MRL and PGL tunnel washing services.

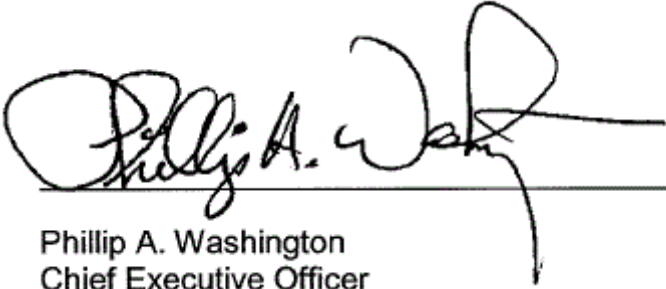
ATTACHMENTS

Attachment A - Procurement Summary

Attachment B - DEOD Summary

Prepared by: Brady Branstetter, DEO, Facilities Maintenance, (213) 922-6767
Lena Babayan, Sr. Director, Facilities Maintenance, (213) 922-6765

Reviewed by: James T. Gallagher, Chief Operations Officer, (213) 418-3108
Debra Avila, Chief Vendor/Contract Management Officer, (213) 418-3051



Phillip A. Washington
Chief Executive Officer

DEOD SUMMARY

METRO TUNNEL WASHING SERVICES / OP778590003367

A. Small Business Participation

The Diversity and Economic Opportunity Department (DEOD) established a 10% goal, inclusive of a 7% Small Business Enterprise (SBE) and 3% Disabled Veteran Business Enterprise (DVBE) goal for this solicitation. Parkwood Landscape, Inc. made a 10% Small Business commitment, inclusive of a 7% SBE and 3% DVBE commitment.

Small Business Goal	7% SBE 3% DVBE	Small Business Commitment	7% SBE 3% DVBE
----------------------------	---------------------------	----------------------------------	---------------------------

	SBE Subcontractors	% SBE Committed
1.	Briteworks	7.00%
	Total SBE Commitment	7.00%

	DVBE Subcontractors	% DVBE Committed
1.	IECLT, Inc.	3.00%
	Total DVBE Commitment	3.00%

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

The Living Wage and Service Contract Worker Retention Policy is not applicable to this Contract.

C. Prevailing Wage Applicability

Prevailing Wage requirements are applicable to this project. DEOD will monitor contractors' compliance with the State of California Department of Industrial Relations (DIR), California Labor Code, and, if federally funded, the U S Department of Labor (DOL) Davis Bacon and Related Acts (DBRA).

D. Project Labor Agreement/Construction Careers Policy

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

PROCUREMENT SUMMARY

METRO TUNNEL WASHING SERVICES / OP778590003367

1.	Contract Number: OP778590003367	
2.	Recommended Vendor: Parkwood Landscape Maintenance, Inc.	
3.	Type of Procurement (check one): <input type="checkbox"/> RFP <input checked="" type="checkbox"/> IFB <input type="checkbox"/> RFP-A&E <input type="checkbox"/> Non-Competitive <input type="checkbox"/> Modification <input type="checkbox"/> Task Order	
4.	Procurement Dates:	
	A. Issued: January 30, 2017	
	B. Advertised/Publicized: January 30, 2017	
	C. Pre-proposal/Pre-Bid Conference: February 9, 2017	
	D. Proposals/Bids Due: March 27, 2017	
	E. Pre-Qualification Completed: May 1, 2017	
	F. Conflict of Interest Form Submitted to Ethics: April 18, 2017	
	G. Protest Period End Date: June 20, 2017	
5.	Solicitations Picked up/Downloaded: 18	Bids/Proposals Received: 3
6.	Contract Administrator: Rommel Hilario	Telephone Number: (213) 922-4654
7.	Project Manager: Alberto Garcia	Telephone Number: (213) 922-6760

A. Procurement Background

In 2016, Metro staff issued IFB No. OP28589 for Metro Red/Purple Line Tunnel Washing Services and received two bids. Staff's assessment concluded the low bidder was not appropriately licensed and, therefore, non-responsive. The second bid was 13% over Metro's ICE. A market review determined that it would be in Metro's best interest to reject all bids and re-issue a new solicitation.

This Board Action is to approve contract award in support of Facilities Maintenance to provide complete high pressure washing services for the Metro Purple/Red Line (MRL) and Pasadena Gold Line (PGL) tunnels as outlined in Invitation for Bid (IFB) No. OP28589-2. Board approval of contract awards are subject to resolution of any properly submitted protest(s).

The IFB was issued as a competitive procurement in accordance with Metro's Acquisition Policy. The contract type is firm fixed unit price.

Three amendments were issued during the solicitation phase of this IFB:

- Amendment No. 1, issued on February 10, 2017, provided pre-bid conference material including sign-in sheets, planholder's list, and prevailing and living wage information.
- Amendment No. 2, issued on March 8, 2017, extended the bid due date.
- Amendment No. 3, issued on March 15, 2017, extended the bid due date.

A pressure washing demonstration was scheduled on February 28, 2017 at Union Station from 10:00 p.m. to 12:30 a.m. The purpose of the demonstration was to provide potential bidders an opportunity to observe the vehicles and equipment that will be used to perform the tunnel washing services. A total of five firms attended the demonstration.

A total of three bids were received on March 27, 2017.

B. Evaluation of Bids

This procurement was conducted in accordance, and complies with, Metro’s Acquisition Policy for a competitive sealed bid. The three bids received are listed below in alphabetical order:

1. Parkwood Landscape Maintenance, Inc.
2. South Shore Building Services, Inc.
3. Woods Maintenance, Inc.

All firms were determined to be responsive, responsible, and qualified to perform the required services based on the IFB’s minimum requirements, and technical evaluation by the Project Manager.

C. Cost/Price Analysis

The recommended pricing from Parkwood Landscape Maintenance, Inc. has been determined to be fair and reasonable based upon adequate competition, comparison with Metro’s independent cost estimate, and technical evaluation.

BIDDER	AMOUNT	METRO ICE	AWARD AMOUNT
Parkwood Landscape, Inc.	\$2,598,726	\$3,056,700	\$2,598,726
South Shore Building Services, Inc.	\$3,588,300		
Woods Maintenance, Inc.	\$3,747,780		

D. Background on Recommended Contractor

Parkwood Landscape Maintenance, Inc. (Parkwood), located in Van Nuys, California, has provided professional landscape and pressure washing services in the Los Angeles area for over 48 years. Parkwood currently has contracts with the City of Palmdale, City of Los Angeles, City of Moorpark, Port of Los Angeles, and the City of Ventura. The firm is also Metro’s current contractor for graffiti abatement, landscape and irrigation maintenance, trash and vegetation removal services in

Regions 2 and 4. Through various contracts, Parkwood has acquired the necessary experience as required by the solicitation. Parkwood's high pressure washing experience was validated by reference checks and a technical evaluation by the Project Manager.