



MOTION NO. M2010-46
Landscape Services Contract for Non-Operating Sound Transit Properties

MEETING:	DATE:	TYPE OF ACTION:	STAFF CONTACT:	PHONE:
Capital Committee	04/08/10	Final Action	Ahmad Fazel, DECM Executive Director Nancy Bennett, Property Manager	206-398-5389 206-398-5401

PROPOSED ACTION

Authorizes the chief executive officer to execute a one-year contract with four one-year options with Vinson Brothers Corporation to provide landscape services for non-operating Sound Transit properties for a total authorized contract amount not to exceed \$1,500,000.

KEY FEATURES

- The scope of work includes regular scheduled mowing, edging, pruning, trimming, and trash pick-up based on a work order system, as well as on-call landscaping including plant replacement, plant removal, analyzing of tree condition by an arborist, and tree trimming. All services will utilize negotiated hourly rates, which meet or exceed the applicable prevailing wage.
- The contract provides a one-year term with four additional one-year options to extend.
- Contract expenditures are expected to be \$200,000 for the first year (base contract amount) and are expected to increase \$50,000 each year the option is executed for a total authorized contract amount not to exceed \$1,500,000.
- The incremental increase will cover the additional hours needed annually for landscaping services on additional non-operating properties that Sound Transit will acquire for ST2 projects. There is no hourly rate escalation included in the contract.

PROJECT DESCRIPTION

Sound Transit manages and maintains approximately 200 properties for Sounder, Link, and Regional Express that are being held until construction begins, are not in revenue service, or are awaiting future action. The Agency also maintains over 19 miles of railroad right-of-way owned by Sound Transit.

FISCAL INFORMATION

Agency Phase	Amount Requested	Adopted Budget	Committed to Date	Remaining Budget if Approved
Non-Operating Property Expenses: Landscaping				
Current Year 2010	\$200,000	\$400,000	\$93,500	\$106,500
Future Years	\$1,300,000			
Total	\$1,500,000			

The amount requested for this action is \$200,000. For work beyond 2010, this scope of work would be included within the Non-Operating Property Expense budget. Should the budget not be approved for future years, options will not be executed.

SMALL BUSINESS PARTICIPATION

Sound Transit Goal: 0%
 Committed goal: 100%; Vinson Brothers is a DBE.

EQUAL EMPLOYMENT WORKFORCE PROFILE

22 employees; 13.64% women; 86.36% minorities.

BACKGROUND

Sound Transit advertised this project in February 2010 as a competitive bid through local and regional publications and received nine bids. All nine bids were evaluated based on the hourly rates quoted by each contractor. The low responsive, responsible bid from Vinson Brothers Corporation was 23% below the Independent Cost Estimate. The contract award amount will be \$200,000 since the list of properties requiring landscaping services will be changing rapidly and the exact number of hours of services is unknown at the time of contract award.

This contractor will perform landscaping maintenance regularly to ensure Sound Transit properties are maintained in a neat and orderly manner. This contract will be utilized for all properties managed and maintained by Sound Transit that are not currently used for operations. Sound Transit maintains properties acquired for future projects until construction begins. After construction is complete, maintenance will be performed under a separate contract for operating facilities. All other property will continue to be maintained under this contract until used for another project such as a Transit Oriented Development project, or sold. The number of properties maintained will increase over the next 5 years as new properties are acquired for ST2 projects. Sound Transit strives to be a good neighbor in the community and works to keep the properties well maintained at all times.

The options included in this contract will allow Sound Transit to decide whether to exercise the option years based on the vendor's performance. Sound Transit will assign scheduled work and on-call landscaping work as needed. The vendor is not guaranteed the full contract amount.

Analysis of Outsourcing vs. Performing In-House

Due to the need for specialized equipment, equipment storage, additional vehicles and vehicle parking, outsourcing this work is the most economical choice.

ENVIRONMENTAL COMPLIANCE

Jl, 03/19/10

TIME CONSTRAINTS

A significant delay beyond April would limit Sound Transit's ability to maintain its property to Agency standards.

LEGAL REVIEW

LA 4/2/10

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A motion of the Capital 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 Vinson Brothers Corporation to provide landscape services for non-operating Sound Transit properties for a total authorized contract amount not to exceed \$1,500,000.

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MOTION:

It is hereby moved by the Capital 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 Vinson Brothers Corporation to provide landscape services for non-operating Sound Transit properties for a total authorized contract amount not to exceed \$1,500,000.

APPROVED by the Capital Committee of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on April 8, 2010.



Fred Butler
Capital Committee Chair

ATTEST:



Marcia Walker
Board Administrator