

**MOTION NO. M2012-86**  
**System-wide Pressure Washing Services**

<b>MEETING:</b>	<b>DATE:</b>	<b>TYPE OF ACTION:</b>	<b>STAFF CONTACT:</b>	<b>PHONE:</b>
Operations and Administration Committee	12/06/2012	Final Action	Bonnie Todd, Executive Director <b>John Weston, Facilities Maintenance Manager</b>	206-398-5367 206-398-5476

**PROPOSED ACTION**

Authorizes the chief executive officer to execute a contract amendment with Jet Cleaning and Maintenance to provide pressure washing services at Sound Transit facilities in the amount of \$267,623, for a new total authorized contract amount not to exceed \$466,816.

**KEY FEATURES SUMMARY**

- The contract covers Union Station and 28 Tacoma Link, Sounder and ST Express facilities.
- The scope of work includes monthly and semi-annual pressure washing services and allows for additional unscheduled maintenance when needed.
- The work is performed on an approved schedule with set rates, and additional work is arranged by task order.
- The amount requested is sufficient to cover the remaining three one-year options.

**BACKGROUND**

In November 2010 Sound Transit advertised an Invitation to Bid. Jet Cleaning and Maintenance was the lowest responsive bidder. As a result of previous issues with pressure washing contractors, Sound Transit decided to limit the contract period and amount during a trial period.

In January 2011, Sound Transit entered into a one-year contract with Jet Cleaning and Maintenance with four one-year options in the amount of \$78,062. This contract was executed under the CEO's authority. In September 2011, an additional \$78,063 was added to the contract to cover costs associated with added stations and unanticipated work. Based upon the contractor's performance during the first year of the contract, the first of four option years was exercised in January of 2012. In November 2012, another \$43,067 was added to the contract, still within the CEO's authority, to cover expenditures until Board action could be taken.

Jet Cleaning and Maintenance has performed to Sound Transit quality standards. This contract amendment will provide funding to cover the remaining three one-year options available on the contract.

**FISCAL IMPACT**

Estimated costs for 2013 under the proposed action are within the budgeted amount. Future year spending will be included in the future annual budget requests.

Work at the operational facilities under this proposed action will be funded from the Service Delivery 2013 modal facilities maintenance category included within the Sounder Commuter rail, Tacoma Link light rail and ST Express bus. Funding for work on the Sound Transit administration building, Union Station, comes from Operations Department facilities maintenance budget.

The budget table below shows the 2013 modal facilities maintenance and Operations Department facilities maintenance budget. The pressure wash budget is shown on a separate line as it is embedded in the facilities maintenance budgets. In 2013, the pressure wash budget for Sounder is \$44,000, for ST Express, \$27,000 and for Tacoma Link, is \$9,000. The facilities maintenance budget for Operations Department is \$343,000, and the pressure wash budget for Union Station is \$2,000.

**Pressure Washing Maintenance Services Budget Table**

Current Year Service Delivery Budget	Proposed 2013 Budget	Spent and Committed to Date	Contract Expenditures 2013	Remaining 2013 Budget
<i>Pressure Wash Budget</i>	80	-	76	4
<b>Other Facilities Maintenance Budget</b>	3,158	-	-	3,158
<b>Total, Service Delivery Facilities Maintenance Budget</b>	<b>\$ 3,238</b>	<b>\$ -</b>	<b>\$ 76</b>	<b>\$ 3,162</b>
<i>Operations Department Maintenance Budget</i>	343	-	2	341
<b>Total Service Delivery Maintenance Budget</b>	<b>\$ 3,581</b>	<b>\$ -</b>	<b>\$ 78</b>	<b>\$ 3,503</b>

Contract Spending Plan	Prior Year(s) Spending	2013 Spending	Future Spending	Total
<b>Jet Cleaning &amp; Maintenance</b>	<b>\$ 166</b>	<b>\$ 78</b>	<b>\$ 223</b>	<b>\$ 467</b>

Contract Budget	Approved	Spent to Date	Action	Total Contract
<b>Jet Cleaning &amp; Maintenance</b>	199	166	268	467
<b>Contingency</b>	-	-	-	-
<b>Total Contract</b>	<b>\$ 199</b>	<b>\$ 166</b>	<b>\$ 268</b>	<b>\$ 467</b>
<b>Percent Contingency</b>	0%	0%	0%	0%

Notes:

Amounts are expressed in Year of Expenditure \$000s.

Spent and Committed to Date includes pending Board Actions.

Operations Maintenance budget is on page 81 of the 2013 Proposed Budget.

Service Delivery Facilities Maintenance budget is on page 18 of the 2013 Proposed Budget.

**SMALL BUSINESS PARTICIPATION**

Jet Cleaning and Maintenance is a Disadvantaged Business Enterprise and is currently performing 100% of the work under this contract.

**EQUAL EMPLOYMENT WORKFORCE PROFILE**

One employee; 0% women; 100% minorities.

**PUBLIC INVOLVEMENT**

Not applicable to this action.

**TIME CONSTRAINTS**

A one month delay would not create a significant impact to the maintenance schedule.

**ENVIRONMENTAL REVIEW**

Jl 11/21/2012

**LEGAL REVIEW**

JW 11/29/2012

**MOTION NO. M2012-86**

A motion of the Operations and Administration Committee of the Central Puget Sound Regional Transit Authority authorizing the chief executive officer to execute a contract amendment with Jet Cleaning and Maintenance to provide pressure washing services at Sound Transit facilities in the amount of \$267,623, for a new total authorized contract amount not to exceed \$466,816.

**BACKGROUND:**

In November 2010 Sound Transit advertised an Invitation to Bid. Jet Cleaning and Maintenance was the lowest responsive bidder. As a result of previous issues with pressure washing contractors, Sound Transit decided to limit the contract period and amount during a trial period.

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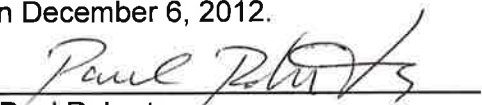
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Jet Cleaning and Maintenance has performed to Sound Transit quality standards. This contract amendment will provide funding to cover the remaining three one-year options available on the contract.


**MOTION:**

It is hereby moved by the Operations and Administration Committee of the Central Puget Sound Regional Transit Authority that the chief executive officer is authorized to execute a contract amendment with Jet Cleaning and Maintenance to provide pressure washing services at Sound Transit facilities in the amount of \$267,623, for a new total authorized contract amount not to exceed \$466,816.

APPROVED by the Operations and Administration Committee of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on December 6, 2012.

  
Paul Roberts  
Operations and Administration Committee Chair

ATTEST:

  
Marcia Walker  
Board Administrator