

**Board Report**

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**File #:** 2016-0728, **File Type:** Contract**Agenda Number:** 30.

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**SYSTEM SAFETY, SECURITY AND OPERATIONS COMMITTEE  
OCTOBER 20, 2016****SUBJECT: METRO RED/PURPLE LINE TUNNEL WASHING SERVICES****ACTION: APPROVE CONTRACT AWARD****RECOMMENDATION**

AUTHORIZE the Chief Executive Officer to award a firm fixed unit rate Contract No. OP6092200 for the **Metro Red/Purple Line Tunnel Washing services** with Parkwood Landscape Maintenance Inc., the lowest, responsive and responsible bidder, for a not-to-exceed amount of \$2,541,217 for the five year period, effective December 1, 2016, subject to resolution of protest(s), if any.

**ISSUE**

Under this new Contract, the contractor is required to provide complete high pressure washing services throughout Metro Red/Purple Line (MRL) tunnel.

To maintain safe operations and improve MRL tunnel cleanliness, a new contract award is required effective December 1, 2016.

**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 which has resulted in dirt and dust settlements on the internal walls, handrails, tracks, and catwalks.

The entire length of the twin tunnels is 36 miles, both ways combined, 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 cleaning walls, tracks, cover boards, insulators, catwalks and handrails, and within the stations on the entire wall above the third rail while using pressurized water and degreaser solutions as necessary to remove debris and particulates.

Tunnel pressure washing and cleaning of tracks, while removing trash and debris, is necessary to maintain 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 Metro Red/Purple Line provides heavy rail subway traveling through its 16 stations along the 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.

### **DETERMINATION OF SAFETY IMPACT**

The approval of this item will improve MRL 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 \$508,244. Funds are allocated under cost center 3367 - Facilities Property Maintenance, account 50308 - Service Contract Maintenance, under project 300044 - Rail Operations Red 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**

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

### **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 by the Board, staff will execute Contract No. OP6092200 to Parkwood Landscape Maintenance Inc., effective December 1, 2016, to provide MRL tunnel washing services.

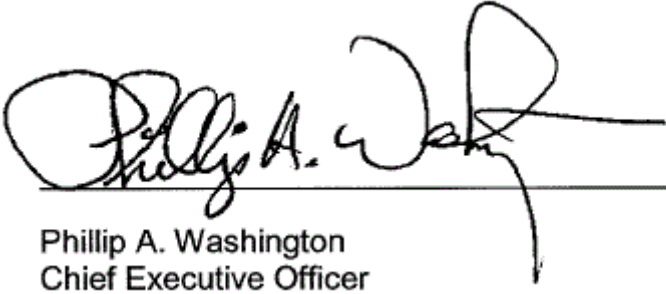
### **ATTACHMENTS**

Attachment A - Procurement Summary  
Attachment B - DEOD Summary

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Phillip A. Washington  
Chief Executive Officer

## PROCUREMENT SUMMARY

## METRO RED/PURPLE LINE TUNNEL WASHING SERVICES / OP6092200

1.	<b>Contract Number:</b> OP6092200	
2.	<b>Recommended Vendor:</b> Parkwood Landscape Maintenance Inc.	
3.	<b>Type of Procurement (check one):</b> <input type="checkbox"/> RFP <input checked="" type="checkbox"/> IFB <input type="checkbox"/> IFB-A&E <input type="checkbox"/> Non-Competitive <input type="checkbox"/> Modification <input type="checkbox"/> Task Order	
4.	<b>Procurement Dates:</b>	
	<b>A. Issued:</b> July 13, 2016	
	<b>B. Advertised/Publicized:</b> July 13, 2016	
	<b>C. Pre-Proposal/Pre-Bid Conference:</b> July 21, 2016	
	<b>D. Proposals/Bids Due:</b> August 10, 2016	
	<b>E. Pre-Qualification Completed:</b> September 23, 2016	
	<b>F. Conflict of Interest Form Submitted to Ethics:</b> August 12, 2016	
	<b>G. Protest Period End Date:</b> October 23, 2016	
5.	<b>Solicitations Picked up/Downloaded:</b> 14	<b>Bids/Proposals Received:</b> 2
6.	<b>Contract Administrator:</b> Rommel Hilario	<b>Telephone Number:</b> (213) 922-4654
7.	<b>Project Manager:</b> Alberto Garcia	<b>Telephone Number:</b> (213) 922-6760

**A. Procurement Background**

This Board Action is to approve contract award in support of Facilities Maintenance to provide complete high pressure washing services throughout the Metro Red/Purple Line (MRL) tunnel as outlined in Invitation for Bid (IFB) No. OP28589. Board approval of contract awards are subject to resolution of all properly submitted protests.

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

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

- Amendment No. 1, issued on July 21, 2016, established the due date for final questions regarding the solicitation.
- Amendment No. 2, issued on July 28, 2016, provided pre-bid conference material including sign-in sheets, planholder's list, and prevailing and living wage information.

A pre-bid conference was held on July 21, 2016. A total of two bids were received on August 10, 2016.

## **B. Evaluation of Bids**

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

1. Parkwood Landscape Maintenance, Inc. (Parkwood)
2. Woods Maintenance, Inc. (Woods)

Both 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 has been determined to be fair and reasonable based upon adequate competition, comparison with Metro's independent cost estimate, and technical evaluation.

<b>BIDDER</b>	<b>BID AMOUNT</b>	<b>SBE PRICE PREFERENCE</b>	<b>METRO ICE</b>	<b>AWARD AMOUNT</b>
Parkwood Landscape Maintenance, Inc.	\$2,541,217	\$2,414,156.15	\$3,065,400	\$2,541,217
Woods Maintenance, Inc.	\$3,654,900	\$3,472,155.00		

The IFB included an opportunity for bidders to earn a Small Business Price Preference for bidders who met or exceeded the 10% small business goal established in the IFB. Both Parkwood and Woods met the 10% SBE commitment and, therefore, earned a 5% price preference for their bids, as shown above. The small business preference price calculations are for evaluation purposes only. Applying the preference factor does not change the contractor's actual bid or the amount of any subsequent contract award. As a result, Parkwood remains the lowest responsive and responsible bidder.

## **D. Background on Recommended Contractor**

Parkwood, located in Van Nuys, California, has provided professional landscape 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 complete high pressure washing experience.

**DEOD SUMMARY**

**METRO RED/PURPLE LINE TUNNEL WASHING SERVICES / OP6092200**

**A. Small Business Participation**

The Diversity and Economic Opportunity Department (DEOD) established a 10% Small Business Enterprise (SBE) goal for this solicitation. Parkwood Landscape Maintenance, Inc. made a 10% SBE commitment.

<b>Small Business Goal</b>	<b>10%SBE</b>	<b>Small Business Commitment</b>	<b>10% SBE</b>
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	<b>SBE Subcontractors</b>	<b>% Committed</b>
1.	Briteworks, Inc.	10%
	<b>Total Commitment</b>	<b>10%</b>

**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). Trades that may be covered include: surveying, potholing, field, soils and materials testing, building construction inspection, construction management and other support trades.

**D. Project Labor Agreement/Construction Careers Policy**

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