

**Metro**Los Angeles County
Metropolitan Transportation AuthorityOne Gateway Plaza
Los Angeles, CA 90012-2952213.922.2000 Tel
metro.net**SYSTEM SAFETY, SECURITY AND OPERATIONS COMMITTEE
NOVEMBER 6, 2014****SUBJECT: GRAFFITI ABATEMENT SERVICES****ACTION: APPROVE CONTRACT AWARD****RECOMMENDATION**

Award a five year firm fixed unit rate contract, OP33673280, to Woods Maintenance Services, Inc., the lowest responsive, responsible bidder, to provide graffiti abatement services for Metro facilities in an amount not-to-exceed \$8,281,800, inclusive of two, one year options, effective February 1, 2015.

This contract amount consists of \$4,853,520 for the three year base period, \$1,694,880 for the first option year, and \$1,733,400 for the second option year, for a combined total of \$8,281,800.

ISSUE

The existing graffiti abatement contract will expire on January 31, 2015. The new contract will continue to provide graffiti abatement services via chemical and/or pressure washing techniques system-wide. In April 2012 and thereafter, the contractor's crews are required to take before and after photos of the vandalized areas for law enforcement before removing graffiti from Metro transit stations, soundwalls, retaining walls, bridges, poles, columns, and any other transit structures, five days a week within 24 hours, and in accordance with Metro's safety requirements.

To provide the required graffiti abatement services in a timely manner, a new contract must be awarded by February 1, 2015.

DISCUSSION

Under this contract, the contractor is required to perform regular maintenance services to abate graffiti within Metro facilities, five days per week, and remove any graffiti throughout the system within 24 hours and upon securing track allocation approval to access Metro restricted areas.

Beginning February 2012, graffiti abatement services were expanded to service the Union Pacific Right-Of-Way (ROW) adjacent to Metro Blue Line stations and 42 Caltrans Park and Ride lots. These actions were taken to improve the cleanliness and appearance of facilities and ROWs that are often perceived by the public as Metro properties. Furthermore, in May 2012 Expo I stations were added to the scope of this contract to ensure providing safe, clean and free of graffiti stations.

Under the new contract, graffiti abatement services will continue to be performed five days a week throughout the facilities and properties listed above, increasing the staffing level from the initial (13) crews required within the existing contract to (17) crews for the new contract, to ensure providing safe, on-time and quality services.

Regular graffiti abatement service for Metro facilities is essential to ensure maintaining a safe, clean, and pleasant environment to our patrons. This service will continue our long standing practice of zero tolerance for graffiti system-wide and enhance the overall appearance and cleanliness of Metro facilities while mitigating criminal activities.

DETERMINATION OF SAFETY IMPACT

The approval of this item will enhance Metro properties overall appearance and cleanliness, mitigate vandalism activities, and provide proactive approach to graffiti abatement, to ensure delivery of safe, quality, on-time, and reliable services system-wide.

FINANCIAL IMPACT

Total contract value is \$8,281,800. Funding of \$674,100 is included in FY15 budget in cost center 3367 – Facilities Property Maintenance, account 50308, Service Contract Maintenance, projects 306002 – Operations Maintenance, 300022 - Blue Line Operations, 300033 - Green Line Operations, 300044 - Red Line Operations, 300055 - Gold Line Operations, 301012 - Orange Line Operations, 300066 - Expo Line Operations, 300014 – Regional Activities, and 410028 - Caltrans Property Maintenance.

Since this is a multi-year contract, the cost center manager, project managers, and Executive Director, Maintenance will ensure that the balance of funds is budgeted in future years.

Impact to Budget

The current year funding for this action will come from the Enterprise operating fund and Proposition C 25%. No other sources of funds were considered for this activity because it supports Caltrans P&R lots, and bus and rail operations. This activity is part of the on-going maintenance costs of Metro facilities.

ALTERNATIVES CONSIDERED

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

NEXT STEPS

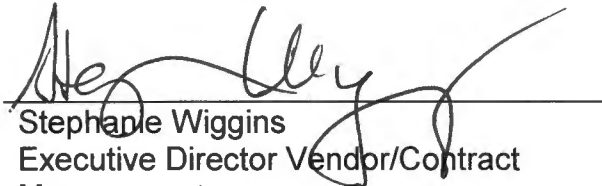
Upon approval, staff will complete the administrative processes and will issue a Notice to Proceed to Woods Maintenance Services, Inc., effective February 1, 2015, to provide graffiti abatement services for Metro facilities system-wide.

ATTACHMENTS


A. Procurement Summary

Prepared by: Brady Branstetter, Director, Facilities Maintenance
Lena Babayan, Facilities Maintenance Manager

Questions: Christopher Reyes, Senior Administrative Analyst, Operations
(213) 922-4808



Stephanie Wiggins
Executive Director Vendor/Contract
Management



William L. Foster
Interim Chief Operations Officer



Arthur T. Leahy
Chief Executive Officer

PROCUREMENT SUMMARY
GRAFFITI ABATEMENT SERVICES

| | | |
|-----------|---|---|
| 1. | Contract Number: OP33673280 | |
| 2. | Recommended Vendor: Woods Maintenance Services, Inc. | |
| 3. | Type of Procurement (check one): <input checked="" type="checkbox"/> IFB <input type="checkbox"/> RFP <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: March 27, 2014 | |
| | B. Advertised/Publicized: March 27, 2014 | |
| | C. Pre-proposal/Pre-Bid Conference: April 3, 2014 | |
| | D. Proposals/Bids Due: May 1, 2014 | |
| | E. Pre-Qualification Completed: May 19, 2014 | |
| | F. Conflict of Interest Form Submitted to Ethics: May 12, 2014 | |
| | G. Protest Period End Date: : November 1, 2014 | |
| 5. | Solicitations Picked up/Downloaded: 15 | Bids/Proposals Received: 2 |
| 6. | Contract Administrator: Tom Meng | Telephone Number: (213) 922-1074 |
| 7. | Project Manager: Carlos Martinez | Telephone Number: (213) 922-6761 |

A. Procurement Background

This Board Action is to approve Contract No. OP33673280 issued in support of Facilities Maintenance to provide Graffiti Abatement Services for Metro properties.

IFB No. OP33673280 was issued in accordance with Metro's Acquisition Policy and procedure, the contract type is a Firm Fixed Unit Price.

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

- Amendment No. 1, issued on April 8, 2014 changed the Schedule of Quantities and Prices and replaced the Minimum Qualifications;
- Amendment No. 2, issued on April 14, 2014 provided answers to bidders questions and issued the pre-bid sign in sheet.

A total of two bids were received on May 1, 2014.

B. Evaluation of Bids

A total of two bidders responded to this solicitation. The firm recommended for award, Woods Maintenance Services, Inc., was found to be in full compliance with the bid requirements.

| No. | Bidder's Name | Bid Amount |
|-----|-----------------------------------|--------------|
| 1. | Woods Maintenance, Services, Inc. | \$8,281,800 |
| 2. | DeAngelo Brothers, Inc. | \$20,394,414 |

C. Price Analysis

The recommended price has been determined to be fair and reasonable based upon competitive process. In 2005, graffiti abatement services base hourly rate for the lowest responsive responsible bidder was \$31.50. In 2010, the lowest responsive responsible bidder base hourly rate went down to \$28 per hour, considering the economic downturn. For this solicitation, the independent cost estimate of \$5,416,200 was based on \$30 per hour, considering simple escalation. Although the lowest bid received of \$42 per hour is higher than the independent cost estimate, the bid seems favorable when compared with the second lowest bid of \$105 per hour. Therefore, it is recommended that Woods Maintenance Services, Inc. be awarded the contract as the lowest responsive and responsible bidder.

| Bidder/Proposer Name | Bid Amount | Metro ICE |
|-----------------------------------|-------------|--------------------|
| Woods Maintenance, Services, Inc. | \$8,281,800 | \$5,416,200 |

D. Background on Recommended Contractor

Woods Maintenance Services, Inc. is located in North Hollywood, CA and was founded in 1975. Woods Maintenance Services, Inc. services include the current Graffiti abatement, right-of-way trash & debris removal, and LA SAFE – Freeway call box Maintenance. Woods Maintenance Services, Inc. currently has 5 contracts with Metro, totaling \$20,649,568 for the following services: Red and Purple Line Tunnel Cleaning (\$810,000); Graffiti Abatement Services (\$4,252,762); Trash and Vegetation Removal Services for ROW Facilities (\$14,633,946); Trash/Debris Removal (\$1,822,860); and Graffiti Abatement Services Paint Out (\$530,000); as well as other purchase orders for Metro including the Freeway Beautification Project, and Call Box System Maintenance.

E. Small Business Participation

The Diversity and Economic Opportunity Department (DEOD) established a 10% Disadvantaged Business Enterprise (DBE) goal for this solicitation. Woods Maintenance Services met the goal by making a 10% DBE commitment.

| | | | |
|---|-------------------|---|-------------------|
| DISADVANTAGED BUSINESS ENTERPRISE GOAL | 10.00% DBE | DISADVANTAGED BUSINESS ENTERPRISE COMMITMENT | 10.00% DBE |
|---|-------------------|---|-------------------|

| | DBE Subcontractors | Ethnicity | % Committed |
|----|---------------------------|------------------|--------------------|
| 1. | BriteWorks, Inc. | Hispanic Female | 10.00% |
| | Total Commitment: | | 10.00% |

F. Living Wage and Service Contract Worker Retention Policy Applicability

The Living Wage and Service Contract Worker Retention Policy (LW/SCWRP) will be applicable on this contract. Metro staff will monitor and enforce the policy guidelines to ensure that workers are paid at minimum, the current Living Wage rate of \$15.84 per hour (\$11.03 base + \$4.81 health benefits), including yearly increases. 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.