



Board Report

File #:2015-1793, File Type:Contract

Agenda Number:

SYSTEM SAFETY, SECURITY AND OPERATIONS COMMITTEE FEBRUARY 18, 2016

SUBJECT: GRAFFITI ABATEMENT, LANDSCAPE AND IRRIGATION MAINTENANCE, AND TRASH AND VEGETATION REMOVAL SERVICES

ACTION: APPROVE CONTRACT MODIFICATION

RECOMMENDATION

Authorize the Chief Executive Officer to:

- A. Execute Modification No. 1 to Contract No. OP3635700 with Parkwood Landscape Maintenance Inc. (Parkwood) for graffiti abatement and trash and vegetation removal services for Region 2 - Metro Gold Line extension, in the not-to-exceed amount of \$2, 270,905, increasing the base contract value from \$12,599,235 to \$14,870,140; plus an increase to the two one year options (not part of Modification No. 1) in the not-to-exceed amounts of \$877,656 for the first year option from \$4,352,459 to \$5,230,115, and for the second year option in the not-to-exceed amount of \$920,040 from \$4,568,300 to \$5,488,340; increasing the total not-to-exceed contract value by \$4,068,601 from \$21,519,994 to \$25,588,595.

- B. Execute Modification No. 1 to Contract No. OP3569500 with Woods Maintenance Services, Inc. (Woods) for graffiti abatement and trash and vegetation removal services for Region 3 - Metro Expo Line extension, in the not-to-exceed amount of \$3,551,658 increasing the base contract value from \$16,542,520 to \$20,094,178; plus an increase to the two one year options (not part of Modification No. 1) in the not-to-exceed amounts of \$1,384,356 for the first year option from \$5,462,340 to \$6,846,696, and for the second year option in the not-to-exceed amount of \$1,384,356 from \$5,462,340 to \$6,846,696; increasing the total not-to-exceed contract value by \$6,320,370 from \$28,015,420 to \$34,335,790.

ISSUE

On September 24, 2015, Metro Board of Directors approved the award of contracts to Parkwood and Woods for Regions 2 and 3 respectively, to provide graffiti abatement, landscape and irrigation, and trash and vegetation removal services throughout Metro-owned active and inactive Right-of-Ways (ROWs) and bus and rail facilities within Los Angeles County. Additional facilities including 42 Caltrans Park-and-Ride lots, Union Pacific (UP) ROWs adjacent to Metro Blue Line and other non-

Metro owned properties that are often perceived by the public as Metro properties are also maintained under these contracts.

At the time of the award, the scope of work did not include Metro Foothill Extension in Region 2 and Expo II in Region 3 since these expansion projects were still under construction without anticipated revenue opening dates.

The Metro Foothill Extension revenue operating date is scheduled for March 5, 2016 and Expo II is anticipated to open for service sometime around May 2016. Graffiti abatement and trash and vegetation removal services will be expanded to include these two new rail facilities and stations. Therefore, contract modifications for the expanded services are required to increase the contract values and ensure sufficient funding for the additional maintenance services effective March 1, 2016 for the Metro Foothill Extension and on or about the revenue service date for the Expo II.

Landscape and irrigation maintenance services for the Metro Foothill Extension and the Expo II will be performed under the initial one year maintenance and warranty period by the installation contractor, outside these regional contracts. In the meantime, staff is developing two separate solicitations to provide routine landscape and irrigation maintenance services upon completion of the initial one year maintenance period for each of the Metro Foothill Extension and the Expo II Lines. These actions are taken in an effort to allow opportunities for competition and attract small business participation.

DISCUSSION

The Metro Foothill Extension is extending the existing Gold Line east from Pasadena. This phase will travel 11.3 miles from Sierra Madre Villa Station to Azusa. It consists of one operating division, six rail stations, five parking lots and 10 Traction Power Substations (TPSS).

The Expo II is extending the Metro Expo Line west to Santa Monica from the Culver City Station. The 6.6 miles of active rail ROW will connect Santa Monica to Long Beach through Downtown Los Angeles. It consists of one (1) operating division, seven (7) rail stations, three (3) parking lots and eight (8) TPSS.

As graffiti abatement and trash and vegetation removal services are expanded to include the Metro Foothill Extension and Expo II, graffiti abatement services will be performed five days per week, removing any graffiti via chemical and/or pressure washing techniques throughout the system, within 24 hours and upon securing track allocation approval to access Metro restricted areas.

The contractors' crews are required to take before and after photos of the vandalized areas for law enforcement before removing graffiti from Metro transit stations, sound walls, retaining walls, bridges, poles, columns, and any other transit structures in accordance with Metro's safety requirements.

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.

The contractors will also provide regular trash and vegetation removal services throughout the Foothill Extension and Expo II facilities and ROWs.

To avoid service interruptions and continue providing these critical maintenance services, contract modifications to increase the contract values are required effective March 1, 2016 for the Metro Foothill Extension and around May 2016 for the Expo II.

DETERMINATION OF SAFETY IMPACT

The approval of this item will ensure the continuity of maintenance services, mitigate vandalism activities, enhance Metro-owned ROWs and facilities' overall appearance and cleanliness, and provide a proactive approach to maintenance needs, to ensure delivery of safe, clean, on-time and reliable services system-wide.

FINANCIAL IMPACT

Funding of \$491,318 for this action (\$279,496 for Region 2 and \$211,822 for Region 3) is included in the remaining F16 budget in Cost Center 3367 - Facilities Property Maintenance, Account 50308 - Service Contract Maintenance, under various operating projects.

Metro staff will request additional funds during the FY17 budget development to cover for these expanded services since they were not taken into consideration during the FY16 budget development.

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

Impact to Budget

The source of funds for this action will come from State and local funding sources that are eligible for Bus and Rail Operations. No other sources of funds were considered for this activity because it supports rail operations. This activity is part of the on-going maintenance costs of Metro facilities.

ALTERNATIVES CONSIDERED

Staff considered providing this service with in-house staff. This would require the hiring and 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 Board approval, staff will execute contract modifications for Regions 2 and 3 with Parkwood Landscape Maintenance, Inc. under OP3635700, and Woods Maintenance Services, Inc. under OP3569500, respectively, to provide graffiti abatement, and trash and vegetation removal services along the Metro Foothill Extension and Expo II.

ATTACHMENTS

- Attachment A - Procurement Summary
- Attachment B - Contract Modification/Change Order Log
- Attachment C - DEOD Summary
- Attachment D - Map Region 2
- Attachment E - Map Region 3

Prepared by: Brady Branstetter, Director, Facilities Maintenance, (213) 922-6767
Lena Babayan, Facilities Maintenance Manager, (213) 922-6765
Chris Reyes, Transportation Planning Manager III, (213) 922-4808

Reviewed by: James T. Gallagher, Chief Operations Officer, (213) 922-4424
Ivan Page, Interim Executive Director, Vendor/Contract Management, (213) 922-6383

PROCUREMENT SUMMARY

**GRAFFITI ABATEMENT, LANDSCAPE AND IRRIGATION MAINTENANCE, AND
TRASH AND VEGETATION REMOVAL SERVICES/
REGION 2: OP3635700 & REGION 3: OP3569500**

1.	Contract Number: Region 2: OP3635700 Region 3: OP3569500		
2.	Contractor: Region 2: Parkwood Landscape Maintenance, Inc. Region 3: Woods Maintenance Services, Inc.		
3.	Mod. Work Description: Effective March 2016 and May 2016, graffiti abatement and trash and vegetation removal services will be expanded to include Metro Gold Line Foothill Extension (Region 2) and Expo II (Region 3) facilities and stations, respectively.		
4.	Contract Work Description: The contractors are providing graffiti abatement, landscape and irrigation, and trash and vegetation removal services throughout Metro-owned active and inactive ROWs and bus and rail facilities within Los Angeles County.		
5.	The following data is current as of: January 13, 2016		
6.	Contract Completion Status		Financial Status
	Contract Awarded:	11/15/15	Contract Award Amount: See Attachment B
	Notice to Proceed (NTP):	N/A	Total of Modifications Approved: See Attachment B
	Original Complete Date:	9/30/20	Pending Modifications (including this action): See Attachment B
	Current Est. Complete Date:	9/30/20	Current Contract Value (with this action): See Attachment B
7.	Contract Administrator: Rommel Hilario		Telephone Number: 213-922-4654
8.	Project Manager: Shaunt Avanesian		Telephone Number: 213-922-5931

A. Procurement Background

This Board Action is to approve Contract Modification No. 1 issued in support of Facilities Maintenance for graffiti abatement and trash and vegetation removal services in Region 2 (Metro Gold Line) and Region 3 (Metro Expo Line).

This contract modification will be processed in accordance with Metro's Acquisition Policy and the contract type is firm fixed unit rate.

On September 17, 2015, the Board approved five-year contracts, inclusive of two, one-year options, to Parkwood Landscape Maintenance, Inc. (Region 2) in the amount of \$21,519,994, and Woods Maintenance Services, Inc. (Region 3) in the amount of \$28,015,420. The period of performance for both contracts is from November 15, 2015 to September 30, 2020.

Under these multi-year regional comprehensive services contracts, the contractors provide graffiti abatement, landscape and irrigation, and trash and vegetation removal services throughout Metro-owned active and inactive ROWs and bus and rail facilities within Los Angeles County

The Contract Modification/Change Order Log is provided in Attachment B.

B. Cost/Price Analysis

The recommended total price to both the basic contract and the options years has been determined to be fair and reasonable based upon a cost analysis and rates that were established and analyzed as part of the current contract executed on November 15, 2015. The proposed rates for the new work are the same as the rates in the current contract. The basic contract was a result of a competitive negotiated RFP that was recently completed.

REGION 2 – PARKWOOD LANDSCAPE MAINTENANCE, INC.

Proposal Amount	Metro ICE	Negotiated Amount
\$4,068,601	\$4,068,601	\$4,068,601

REGION 3 – WOODS MAINTENANCE SERVICES, INC.

Proposal Amount	Metro ICE	Negotiated Amount
\$6,320,370	\$6,320,370	\$6,320,370*

* This amount is based on the anticipated start date of around May 2016 for Expo II.

CONTRACT MODIFICATION/CHANGE ORDER LOG

**GRAFFITI ABATEMENT, LANDSCAPE AND IRRIGATION MAINTENANCE, AND TRASH AND VEGETATION REMOVAL SERVICES/
REGION 2: OP3635700 & REGION 3: OP3569500**

REGION 2 – PARKWOOD LANDSCAPE MAINTENANCE, INC.

Mod. No.	Description	Date	Amount
1.	Graffiti abatement and trash and vegetation removal services will be expanded to include Metro Gold Line (Region 2)	PENDING	\$4,068,601
	Modification Total:		\$4,068,601
	Original Contract:	11/15/15	\$21,519,994
	Total:		\$25,588,595

REGION 3 – WOODS MAINTENANCE SERVICES, INC.

Mod. No.	Description	Date	Amount
1.	Graffiti abatement and trash and vegetation removal services will be expanded to include Expo Line (Region 3)	PENDING	\$6,320,370
	Modification Total:		\$6,320,370
	Original Contract:	11/15/15	\$28,015,420
	Total:		\$34,335,790

DEOD SUMMARY

Graffiti Abatement, Landscape & Irrigation Maintenance, and Trash & Vegetation Removal Services / Contract No. PS11654 Region 2 & Region 3

A. Small Business Participation

Region 2 – Metro Gold Line (Parkwood)

Parkwood Landscape Maintenance, Inc. made a 22% Small Business Enterprise (SBE) and 3% Disabled Veteran Business Enterprise (DVBE) commitment. The project is 3% complete. Current participation is 18.34% SBE and 3.37% DVBE.

Small Business Commitment	22% SBE 3% DVBE	Small Business Participation	18.34% SBE 3.37% DVBE
----------------------------------	----------------------------	-------------------------------------	----------------------------------

	SBE Subcontractors	% Commitment	Current Participation¹
1.	Briteworks, Inc.	11.00%	8.62%
2.	Far East Landscape (Landscape)	5.87%	5.51%
3.	Far East Landscape (Trash Removal)	5.13%	4.21%
	Total SBE	22.00%	18.34%
	DVBE Subcontractors		
1.	IECLT, Inc.	3.00%	3.37%
	Total DVBE	3.00%	3.37%

¹Current Participation = Total Actual Amount Paid-to-Date to SBE/DVBE firms ÷ Total Actual Amount Paid-to-date to Prime.

Region 3 – Metro Expo Line (Woods)

Woods Maintenance Services, Inc. (WMS) made a 24.46% Small Business Enterprise (SBE) commitment. Woods did not make a Disabled Veteran Business Enterprise (DVBE) commitment; was deemed responsive after passing good faith efforts (GFE). The project is 3% complete. Current participation is 25.05% SBE.

Small Business Commitment	24.46% SBE	Small Business Participation	25.05% SBE
----------------------------------	-------------------	-------------------------------------	-------------------

	SBE Subcontractors	% Commitment	Current Participation¹
1.	Briteworks, Inc.	15.55%	14.87%
2.	Far East Landscape	8.91%	10.18%
	Total SBE	24.46%	25.05%

¹Current Participation = Total Actual Amount Paid-to-Date to SBE/DVBE firms ÷ Total Actual Amount Paid-to-date to Prime.

B. 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 modification. Metro staff will monitor and enforce the policy guidelines to ensure that applicable workers are paid at minimum, the current Living Wage rate of \$16.04 per hour (\$11.17 base + \$4.87 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.

C. Prevailing Wage Applicability

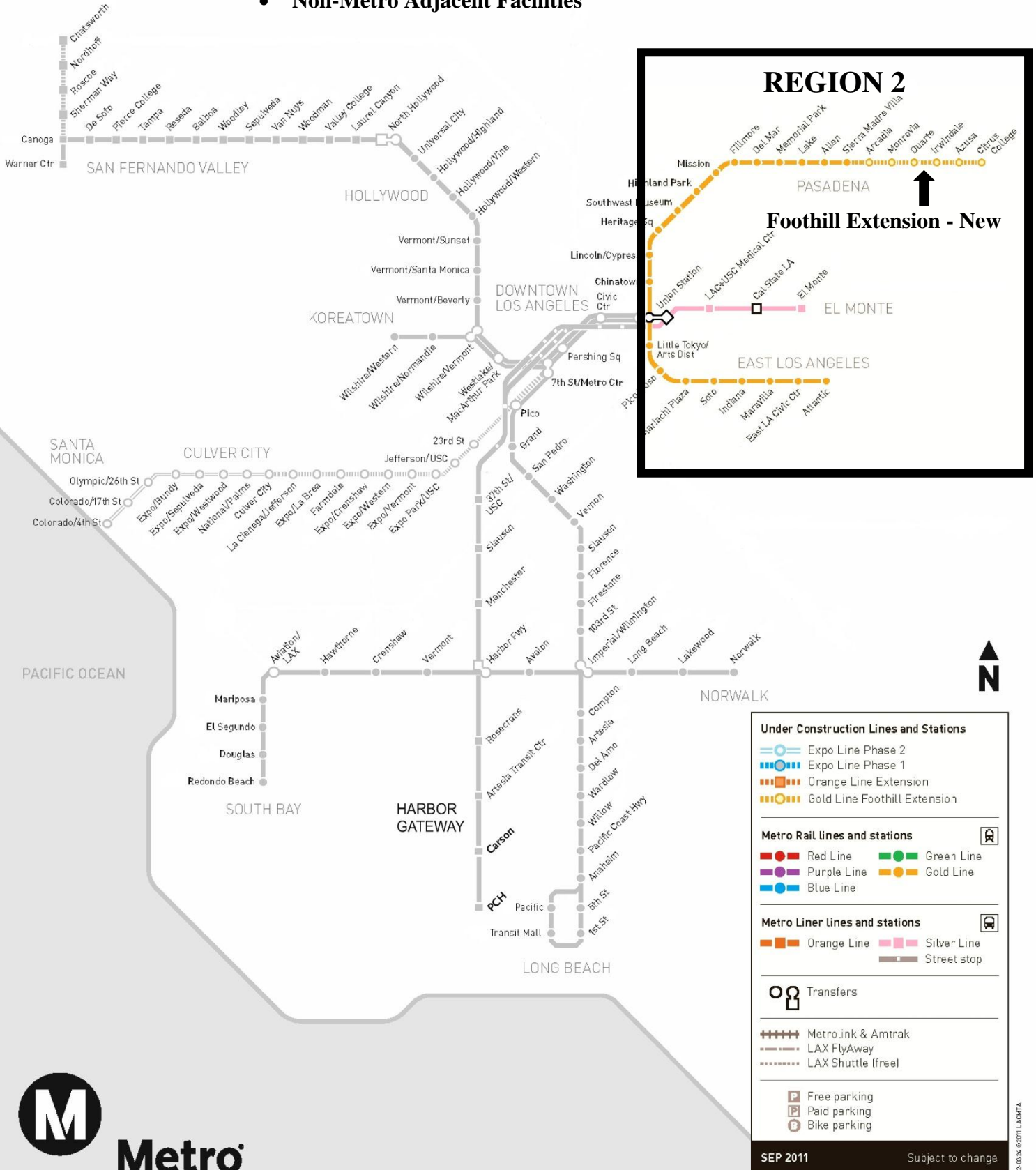
Prevailing Wage requirements are applicable to this project. DEOD will continue to monitor contractors' compliance with the State of California Department of Industrial Relations (DIR), California Labor Code, and, if federally funded, the U S Department of Labor (DOL) Davis Bacon and Related Acts (DBRA).

Go Metro

REGION 2

metro.net

- Metro Pasadena Gold Line Stations & Active ROW
- Metro Inactive ROWs within the Geographical Area
- Bus and Rail Facilities within the Geographical Area
- Caltrans P&R Lots within the Geographical Area
- Non-Metro Adjacent Facilities



Go Metro

REGION 3

metro.net

- Metro Expo & Green Line Stations & ROW
- Metro Inactive ROWs within the Geographical Area
- Bus and Rail Facilities within the Geographical Area
- Caltrans P&R Lots within the Geographical Area
- Non-Metro Adjacent Facilities

