



## EXECUTIVE DECISION DOCUMENT

<b>GENERAL MANAGER APPROVAL:</b>		<b>GENERAL MANAGER ACTION REQ'D:</b>		
DocuSigned by: <i>Michael Jones</i> 47000790F2D7463...				
<b>DATE:</b> 10/28/2024		<b>11/27/2024</b>		
<b>BOARD INITIATED ITEM:</b> No				
<b>Originator/Prepared by:</b> Celia Morales Flores <b>Dept:</b> M&E Acquisition/Support <b>Signature/Date:</b> 11/22/2024	<b>General Counsel</b> DocuSigned by: <i>Amelia Sandoval</i> 2528C067C44147D... <b>Signature/Date:</b> 11/22/2024	<b>Controller/Treasurer</b> DocuSigned by: <i>Shirley Gan</i> EE11C8CEEEA04FD... <b>Signature/Date:</b> 11/22/2024	<b>District Secretary</b> <b>Signature/Date:</b> [ ]	<b>BARC</b> DocuSigned by: <i>Shane Edwards</i> 8128A2EB2F014F3... <b>Signature/Date:</b> 11/22/2024

### 6M3695 - 6M3696 SYSTEMWIDE HIGH PRESSURE POWER WASHING AT AREA 1 - WEST BAY AND AREA 4 - EAST BAY SOUTH

#### PURPOSE:

To request Board authorization for the General Manager to award Agreement No. 6M3695 to Elite Pressure Washing Services, LLC., at Area 1 – West Bay for Systemwide High Pressure Power Washing of Stations Plazas and Parking Lot Structure Stairwells Services, and Agreement No. 6M3696 to Elite Pressure Washing Services, LLC., for Systemwide High Pressure Power Washing of Stations Plazas and Parking Lot Structure Stairwells Services at Area 4 – East Bay South.

#### DISCUSSION:

Pressure washing services are required to satisfy the District's obligation to maintain the cleanliness of BART facilities that are subject to accumulation of stains, soil, food, drink, etc. The Agreements provide systemwide steam cleaning/high-pressure washing for the station and cleaning of the entire plaza areas, including all exterior surface areas, stairways, steps, sidewalks, curbs, and gutters, as well as walkways adjacent to station, exterior station walls, fences (including the inside and outside of all fenced and unfenced in areas) and columns, up to 20 feet high, and all passenger shelter structures (bus shelters and bus lanes), pedestrian walkways, ADA ramps and waiting areas. Cleaning locations one (1) and four (4) will be cleaned seven (7) days per week, Sunday through Saturday, 8:30 pm to 4:30 am.

Notice to Proposers was distributed on September 11, 2024. The Office of Civil Rights sent an additional 270 notices to Small Businesses certified by the California Department of General Services. Additionally, the Request for Proposals was advertised and posted to the BART Procurement Portal on the same day as the Notice to Proposers, where it was sent to 10 additional prospective bidders. A Pre-proposal meeting was conducted on September 19, 2024, with eight (8) potential proposers in attendance. Proposers were advised that they could submit to one or both service areas. A total of 15 firms downloaded copies of the Request for Proposal documents. Eight (8) proposals were received on October 8, 2024.

The District received four (4) proposals from the following firms for both Area 1 – West Bay and Area 4 – East Bay South: Elite Pressure Washing Services, LLC. (Elite), Environmental Service Partners, Inc. (ESP), Professional Power Washing Maintenance, Inc. (PPWPM), and Webco Sweeping, LLC. (Webco). The Technical Proposals were reviewed by a Source Selection Committee ("Committee") for compliance with the minimum technical requirements set forth in the RFP. All Proposers submitting proposals met the minimum technical requirements. In using the Acceptable Technical Proposal Lowest Price (ATPLP) method for evaluating pricing proposals, the Committee selected Elite for Area 1- West Bay locations, and selected Elite for Area 4 - East Bay South locations.

Prices for each Area is for a three-year base term, plus two one-year option terms. The options are exercisable at the sole discretion of the District.

<b>Area 1 – West Bay</b>	Elite Pressure Washing Services, LLC.	Environmental Service Partners, Inc.	Professional Power Washing Maintenance, Inc.	Webco Sweeping, LLC.
Base Contract Period (Year 1 – Year 3)	\$449,400.00	\$1,394,105.96	\$598,200.00	\$844,200.00
Optional Year 4	\$149,800.00	\$492,994.48	\$199,400.00	\$281,400.00
Optional Year 5	\$149,800.00	\$507,784.80	\$199,400.00	\$281,400.00

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<b>Area 4 – East Bay South</b>	Elite Pressure Washing Services, LLC.	Environmental Service Partners, Inc.	Professional Power Washing Maintenance, Inc.	Webco Sweeping, LLC.
Base Contract Period (Year 1 – Year 3)	\$855,000.00	\$3,620,352.20	\$1,058,400	\$1,391,256.00
Optional Year 4	\$285,000.00	\$1,279,594.48	\$352,800.00	\$463,752.00
Optional Year 5	\$285,000.00	\$1,318,300.96	\$352,800.00	\$463,752.00

Pursuant to the District's Non-Federal Small Business Program, the Office of Civil Rights set a 5% Small Business Prime Preference for this Agreement for Small Businesses certified by the California Department of General Services. The lowest responsive Proposer, Elite, is a certified Small Business, thus, making it eligible for the Prime Preference. Since Elite is the lowest responsive Proposer and is eligible for the 5% Small Business Prime Preference, the application of the Prime Preference will not alter the award to Elite.

Pursuant to the District's Non-Discrimination Program for Subcontracting, the Availability Percentages for this Agreement are 5.5% for Minority Business Enterprises (MBEs) and 2.8% for Women Business Enterprises (WBEs). Elite will not be subcontracting any portion of the Work and therefore, the provisions of the District's Non-Discrimination Program for Subcontracting do not apply.

The Office of General Counsel will approve the Agreements as to form.

### **FISCAL IMPACT:**

Under the proposed award structure, the District would use Elite Pressure Washing Services, LLC. for Area 1 for a total amount of \$749,000, and Elite Pressure Washing Services, LLC. for Area 4 for a total amount of \$1,425,000. Funding for these Agreements are available in the current FY25 budget and will be requested in the future Maintenance (Department 802836), Facilities Buildings Division Operating Budget (Building and Grounds Maintenance 680210) for fiscal years 2026 through 2030.

The total estimated compensation by fiscal year for the combined costs of proposed Agreements are as follows:

	<b>Area 1</b>	<b>Area 4</b>
Base 3 Years	\$449,400.00	\$855,000.00
Option 2 Years	\$299,600.00	\$570,000.00
	<b>\$749,000.00</b>	<b>\$1,425,000.00</b>
FY25 (March 1, 2025 – June 30, 2025)	\$49,933.33	\$95,000.00
FY26 (July 1, 2025 – June 30, 2026)	\$149,800.00	\$285,000.00
FY27 (July 1, 2026 – June 30, 2027)	\$149,800.00	\$285,000.00
FY28 (July 1, 2027 – June 30, 2028)	\$149,800.00	\$285,000.00
FY29 (July 1, 2028 – June 30, 2029)	\$149,800.00	\$285,000.00
FY30 (July 1, 2029 – February 28, 2030)	\$99,866.67	\$190,000.00
	<b>\$749,000.00</b>	<b>\$1,425,000.00</b>

### **ALTERNATIVES:**

The Board may elect to reject all bids and re-advertise the RFP. There is no assurance that re-advertising will increase the number of proposers or result in any lower priced proposals. District staff believes the pricing is fair and reasonable as the current bids are comparable to prior RFPs. Not awarding the Agreements would disrupt the continuity of providing plaza cleaning services, potentially creating a hazardous health condition and reducing patron satisfaction.

### **RECOMMENDATION:**

It is recommended that the Board adopt the following motion.

### **MOTION:**

The General Manager is authorized to award Agreement No. 6M3695 to Elite Pressure Washing Services, LLC. for Systemwide High Pressure Power Washing Services at Station Plazas and Parking Structure Stairwells at Area 1 – West Bay for a 3-year period at a total compensation of \$449,400, and award Agreement No. 6M3696 to Elite Pressure Washing Services, LLC. for Systemwide High Pressure Power Washing Services at Station Plazas and Parking Structures Stairwells at Area 4 – East Bay South for a three-year period at a total compensation of \$855,000, pursuant to notification to be issued by the General Manager and subject to the District's protest procedures. Subject to available funding, the General Manager is further authorized to exercise two (2) one-year option years to Agreement No. 6M3695 and Agreement No. 6M3696 for an amount of \$299,600, and \$570,000, respectively.