



EXECUTIVE DECISION DOCUMENT

GENERAL MANAGER APPROVAL: <i>Robert M. Puma</i> 3 OCT 2019		GENERAL MANAGER ACTION REQ'D:		
DATE: 9/23/2019		BOARD INITIATED ITEM: Yes		
Originator/Prepared by: Adam Elsibai Dept: Maintenance and Engineering	General Counsel <i>[Signature]</i> 9/27/19 []	Controller/Treasurer <i>[Signature]</i> 9/28/19 []	District Secretary []	BART <i>[Signature]</i> 10.1.2019 []
Signature/Date: <i>mil</i> 9/27/19				
Status: Approved		Date Created: 9/23/2019		

Award of 6M3440 High Pressure Wash of Station Plazas and Parking Lot Structure Stairwells Services

PURPOSE:

To request Board authorization for the General Manager to award Agreement No. 6M3440 to Puma Power Wash, Inc. for High Pressure Wash of Station Plazas and Parking Lot Structure Stairwells Services at the West Bay, East Bay North, and East Bay South station locations (Areas 1, 3 and 4). The Agreement will be for a three-year base term with one one-year option period.

DISCUSSION:

Pressure washing is required to maintain cleanliness of areas at BART facilities that are subject to accumulation of stains, soil, food, drink, etc., to satisfy aesthetic and health concerns. Puma Power Wash, Inc. has been providing this service at 16th Street & 24th Street locations since 2018 through Agreement No. 6M3405.

Notice to Proposers were distributed to 36 firms on July 1, 2019. An additional 165 notices were sent by the Office of Civil Rights to Small Businesses certified by the California Department of General Services. Additionally, the Request for Proposal was advertised and posted to the BART Procurement Portal on July 1, 2019 where it was sent to 20 additional prospective bidders. A Pre-proposal meeting was conducted on July 12, 2019, with 8 potential proposers in attendance. Proposers were advised that they could submit a Proposal on one, two or three service areas. A total of 25 firms downloaded copies of the Request for Proposal documents. Five Proposals were received on August 20, 2019.

The Proposals were reviewed by a Source Selection Committee (Committee). Technical Proposals were reviewed by the Committee for compliance with the minimum technical requirements set forth in the RFP. The technical requirements included items such as recent experience, personnel qualifications, possession of required equipment in good order, and working capital. The Committee found that two of the Proposals, those of Old World Building Services and JD Services, were incomplete and therefore non-responsive. Two of the remaining proposers, Puma Power Wash, Inc. (Puma) and WEBCO Sweeping LLC met the minimum technical requirements. An additional proposer, NRC Environmental Services, Inc., was asked for, and furnished, minor clarifications on technical and cost Proposal details and was found to meet the minimum technical requirements.

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

	AREA 1	AREA 3	AREA 4
PROPOSER			
Puma Power Wash, Inc.	\$824,000.00	\$1,878,800.00	\$1,535,600.00
WEBCO Sweeping	\$1,680,000.00	\$2,366,400.00	\$2,075,200.00
NRC Environmental Services, Inc.	\$1,123,272.00	\$4,813,804.00	\$3,590,724.00

Pursuant to the District's Non-Federal Small Business Program, the Office of Civil Rights set a 5% Small Business Prime Preference for these Agreements for Small Businesses certified by the California Department of General Services. The lowest responsive Bidder for Areas 1, 3, and 4, Puma, is a certified Small Business, thus, making it eligible for the Prime Preference. Since Puma is the lowest responsive Bidder and is eligible for the 5% Small Business Prime Preference, the application of the Prime Preference will not alter the award to Puma.

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). Puma 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 Agreement as to form.

FISCAL IMPACT:

Under the proposed award, the District would use Puma Power Wash, Inc. for Areas 1, 3, and 4 for a total amount of \$4,238,400.00. Funding for these Agreements is available in the current FY20 budget and will be requested in the future Maintenance Support (Department 805781) operating budget account 680210 (Buildings and Grounds Maintenance) for fiscal years 2020 through 2024. Funding for subsequent years will be included in the proposed annual operating budget, which is subject to Board approval. This action is not anticipated to have any Fiscal Impact on unprogrammed District reserves in the Current Fiscal Year.

The total estimated compensation by fiscal year for the combined cost of this proposed Agreement is:

FY20 11/2019 - 06/2020 \$706,400

FY21 07/2020 - 06/2021 \$1,059,600

FY22 07/2021 - 06/2022 \$1,059,600

FY23 07/2022 - 06/2023 \$1,059,600

FY24 07/2023 - 10/2023 \$353,200

Total not to exceed \$4,238,400

ALTERNATIVES:

To not award the Agreement would disrupt the continuity of providing plaza cleaning services, thereby potentially creating a hazardous health condition and reduction patron satisfaction.

RECOMMENDATION:

Adoption of the following motion.

MOTION:

The General Manager is authorized to award Agreement No. 6M3440 to Puma Power Wash, Inc. for High Pressure Wash of Station Plazas and Parking Structure Stairwells Services (Areas 1, 3, and 4) for a 3-year period for a total compensation of \$3,178,800 pursuant to notification to be issued by the General Manager and subject to the District's protest procedures. In addition, the General Manager is authorized to exercise one option year to Agreement No. 6M3440 for an amount of \$1,059,600. The exercise of this option is subject to the availability of funding.