

Washington Metropolitan Area Transit Authority
Board Action/Information Summary

<input checked="" type="radio"/> Action <input type="radio"/> Information	MEAD Number: 100537	Resolution: <input type="radio"/> Yes <input checked="" type="radio"/> No
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TITLE:

Facilities Services Jackson Graham and Stone Straw

PURPOSE:

The purpose of this action is to: 1. ratify the initiation & award the base year Facilities Contract #CQ-9088 for continuance of facilities maintenance of the Jackson Graham and Stone Straw buildings; 2. ratify the General Manager's emergency award of option year 1; and 3. award the remaining option years subject to approval of the annual budget and the availability of funds.

DESCRIPTION:

The current facilities contract (initial base period of one year, with an end date of 06/30/10) was awarded to LB&B Associates through competitive procurement which expired 6/30/10. This contract is for a base of one year with seven option years. Procurement has issued a notification of intent to the contractor, to ensure continued building maintenance.

The maintenance, operation, and repair of the Jackson Graham and Stone Straw buildings have been historically performed under contract. The proposed contract extensions will provide continuation of professional building management services for operation, maintenance, and repair tasks for both buildings on a seven-days-a week basis.

Service to be provided in the proposed contract for both buildings include facilities management, operations and maintenance of building equipment, maintenance and inspection of all elevators, architectural/structural repairs, custodial services, trash collection and removal, recycling services, pest control, snow removal, air quality sampling and testing, water testing and treatment, and miscellaneous services that include but not limited to locksmith services, carpentry, electrical and re-lamping.

The Jackson Graham building is operated seven days a week on a 24-hour per day basis to support Rail Operations Control Center, Bus Operations Control Center, Maintenance Operations Control Center, Metro Transit Police

Department (MTPD) Communications Center, Communications Equipment Room, Information Technology (IT) Data Center, Rail Operation Control System (ROCS).

The Stone Straw building is operated five days a week on a 10-hour per day basis with the exception of the Transit Police, which typically operates on extended hours. This building houses various functions from several departments including the print shop, archives, MTPD cadet training, asset management, and warehouse services.

Metro`s goal to deliver quality service will be forwarded by this project through maintenance of critical building systems for both external and internal customers.

FUNDING IMPACT:

Budget:	Operating Budget, Fiscal Years 2011 - 2017							
Project Manager:	Michael A. Valentine							
Department/Office:	DGMA/CFO/General Services							
Account:	50305060 - Services - Contract Maintenance, Building, Grounds, Equipment							
	FY11	FY12	FY13	FY14	FY15	FY16	FY17	
	Opt Yr. 1	Opt. Yr. 2	Opt. Yr. 3	Opt. Yr. 4	Opt. Yr. 5	Opt. Yr. 6	Opt. Yr. 7	TOTAL
Budget	\$4,635,039	\$4,635,039	\$4,635,039	\$4,635,039	\$4,635,039	\$4,635,039	\$4,635,039	\$32,445,273
This Action	\$2,191,377	\$2,233,162	\$2,281,291	\$2,332,546	\$2,387,002	\$2,443,053	\$2,500,720	\$16,369,151
Prior Approval	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Remaining Budget	\$2,443,662	\$2,401,877	\$2,353,748	\$2,302,493	\$2,248,037	\$2,191,986	\$2,134,319	\$16,076,122

The ratification action for the base year is \$1,859,107 from fiscal year 2010.

Remarks: This item is budgeted under Building Grounds/Equipment and future years are subject to the availability of funding and future years budget approval by the Board.

RECOMMENDATION:

Approval to: 1. ratify the initiation & award the base year facilities contract #CQ-9088 for continuance of facilities maintenance of the Jackson Graham and Stone Straw buildings; 2. ratify the General Manager`s emergency award of option year 1; and 3. award the remaining option years subject to approval of the annual budget and the availability of funds.