

PROCUREMENT SUMMARY

METRO TUNNEL WASHING SERVICES / OP778590003367

1.	Contract Number: OP778590003367	
2.	Recommended Vendor: Parkwood Landscape Maintenance, Inc.	
3.	Type of Procurement (check one): <input type="checkbox"/> RFP <input checked="" type="checkbox"/> IFB <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: January 30, 2017	
	B. Advertised/Publicized: January 30, 2017	
	C. Pre-proposal/Pre-Bid Conference: February 9, 2017	
	D. Proposals/Bids Due: March 27, 2017	
	E. Pre-Qualification Completed: May 1, 2017	
	F. Conflict of Interest Form Submitted to Ethics: April 18, 2017	
	G. Protest Period End Date: June 20, 2017	
5.	Solicitations Picked up/Downloaded: 18	Bids/Proposals Received: 3
6.	Contract Administrator: Rommel Hilario	Telephone Number: (213) 922-4654
7.	Project Manager: Alberto Garcia	Telephone Number: (213) 922-6760

A. Procurement Background

In 2016, Metro staff issued IFB No. OP28589 for Metro Red/Purple Line Tunnel Washing Services and received two bids. Staff's assessment concluded the low bidder was not appropriately licensed and, therefore, non-responsive. The second bid was 13% over Metro's ICE. A market review determined that it would be in Metro's best interest to reject all bids and re-issue a new solicitation.

This Board Action is to approve contract award in support of Facilities Maintenance to provide complete high pressure washing services for the Metro Purple/Red Line (MRL) and Pasadena Gold Line (PGL) tunnels as outlined in Invitation for Bid (IFB) No. OP28589-2. Board approval of contract awards are subject to resolution of any properly submitted protest(s).

The IFB was issued as a competitive procurement in accordance with Metro's Acquisition Policy. The contract type is firm fixed unit price.

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

- Amendment No. 1, issued on February 10, 2017, provided pre-bid conference material including sign-in sheets, planholder's list, and prevailing and living wage information.
- Amendment No. 2, issued on March 8, 2017, extended the bid due date.
- Amendment No. 3, issued on March 15, 2017, extended the bid due date.

A pressure washing demonstration was scheduled on February 28, 2017 at Union Station from 10:00 p.m. to 12:30 a.m. The purpose of the demonstration was to provide potential bidders an opportunity to observe the vehicles and equipment that will be used to perform the tunnel washing services. A total of five firms attended the demonstration.

A total of three bids were received on March 27, 2017.

B. Evaluation of Bids

This procurement was conducted in accordance, and complies with, Metro’s Acquisition Policy for a competitive sealed bid. The three bids received are listed below in alphabetical order:

1. Parkwood Landscape Maintenance, Inc.
2. South Shore Building Services, Inc.
3. Woods Maintenance, Inc.

All firms were determined to be responsive, responsible, and qualified to perform the required services based on the IFB’s minimum requirements, and technical evaluation by the Project Manager.

C. Cost/Price Analysis

The recommended pricing from Parkwood Landscape Maintenance, Inc. has been determined to be fair and reasonable based upon adequate competition, comparison with Metro’s independent cost estimate, and technical evaluation.

BIDDER	AMOUNT	METRO ICE	AWARD AMOUNT
Parkwood Landscape, Inc.	\$2,598,726	\$3,056,700	\$2,598,726
South Shore Building Services, Inc.	\$3,588,300		
Woods Maintenance, Inc.	\$3,747,780		

D. Background on Recommended Contractor

Parkwood Landscape Maintenance, Inc. (Parkwood), located in Van Nuys, California, has provided professional landscape and pressure washing services in the Los Angeles area for over 48 years. Parkwood currently has contracts with the City of Palmdale, City of Los Angeles, City of Moorpark, Port of Los Angeles, and the City of Ventura. The firm is also Metro’s current contractor for graffiti abatement, landscape and irrigation maintenance, trash and vegetation removal services in

Regions 2 and 4. Through various contracts, Parkwood has acquired the necessary experience as required by the solicitation. Parkwood's high pressure washing experience was validated by reference checks and a technical evaluation by the Project Manager.