

Minutes

RTA Organizational, Services and Performance Monitoring Committee Meeting

9:14 a.m., April 2, 2024

Committee Members: Biasiotta (Chair), Welch (Vice Chair), Pacetti, Sleasman, Weiss

Other Board Members: Koomar, Love, Lucas, Mersmann

Not present: McPherson

Staff: Birdsong Terry, Brooks Williams, Burney, Caver, Dangelo, Davidson, Fesler, Fields, Fleig, Ford, Freilich, Garofoli, Gautam, Gibson, Grubb, Haradem, Jupina, Laule, Marquit Renwald, McGervey, Mothes, Prebish, Reed, Rosenlieb, Rusnov, Schipper, Talley, Tarka, Thompson, Togher, Walker-Minor

Public: DCI consultants (virtual), Gibbons, Hagar, Loh, Russell

The meeting was called to order at 9:14 a.m. Five (5) committee members were present.

IFB Procurement to Replace the Authority's Railcar Seats with Vinyl

Jeff Grubb, Acting Equipment Manager, Rail District and Ann Marie Prebish, Contract Administrator II gave the presentation.

Project Overview

This project came out of the 2022 and 2023 Customer Experience Satisfaction Surveys which indicated that seats were one of the top items customers were not satisfied with. A sample of the proposed vinyl material was passed around to the Board. The current seats are made of cloth. RTD in Denver uses the same survey. They also identified seats being an issue. They are also in the process of converting their cloths seats to vinyl. They have a 200-car fleet. DART in Dayton, Ohio recently converted their buses to vinyl with plans to convert their light rail vehicles this Spring. The vinyl is modeled after seats used by New Jersey Transit.

The current seats were last replaced during the last midlife of each fleet (LRV 2005 and HRV 2013). Since then, the seats have been cleaned and maintained and replaced as needed but there has been no project to replace the seats. They purchased and tested the material and received good feedback from the operators and customers. Cloth seats soak up spills into the cushion. They are easily stained. The fabric retains odors, and they fade over time (wear and cleaning). The use of products during COVID rapidly increased the fading of the seats.

Current Cleaning Process

- Large extractor used to clean the upholstery
- Takes about 4 hours to clean one Railcar
- Takes several weeks to cycle through the entire fleet
- Most seats need to be vacuumed after deep cleaning

Vinyl Cleaning Process

- Requires a spray bottle and rag
- Any employee can immediately clean a dirty seat vs. using an extractor machine

Savings:

- Improved Cleaning Efficiency
 - Seats are cleaned quickly with spray bottle and rag
- Seat Replacements
 - Only need to replace vinyl seats that are damaged
 - Staff currently replace roughly 5 seat bottoms per week that are unable to be cleaned (3 ½ cars per year)
- Equipment
 - No need to purchase and maintain industrial upholstery extractor equipment
- Lowest bid is 50% cheaper than replacing the fabric seats.

Procurement Overview

The Invitation for Bid (IFB) was issued on January 21, 2024. It was accessed on the GCRTA web site by thirty-three (33) interested parties. Six (6) firms submitted bids. Five (5) bids were determined to be responsive. The basis of award is the lowest responsive bid from a responsible bidder. The lowest responsive and responsible vendor is Freedman Seating Company. There was a 0% DBE participation goal assigned to this project. Freedman Seating Company client base includes Chicago Transit Authority (CTA), Washington Metropolitan Area Transit Authority (WMATA), San Francisco Municipal Transportation Agency, Sound Transit Seattle, Phoenix Valley Metro, Twin Cities Metro, among others.

Staff requests that the Organizational, Services & Performance Monitoring Committee recommend award to Freedman Seating Company for the Railcar Vinyl Seat Upholstery. The contract is in an amount not to exceed \$298,490.72.

Ms. Pacetti appreciates this project coming from a customer survey. She asked for more detail on the surveys. Dr. Caver said the customer was asked what items are most important to perceive that the vehicle is clean. Ms. Mersmann asked if the seat frames will remain, the timeline for the improvement, how that fits in with the railcar replacement and if bus seat cushions will be replaced. Ms. Dangelo said the contract will begin 6 months after notice to proceed. Seats will be replaced on the HR and LR. The heavy railcars will be replaced first. The LRVs will be in service for up to the 7 years of the new railcar contract. Dr. Caver said in 2016, the buses were changed to plastic. There may be a few cloth seats in the specialty fleets. But most of them should be out. The Park N Ride buses will keep the cloth seats because of the service. The molded plastic seats will be in the new railcars. Plastic seats would have required a total seat replacement for the LR and HV which would have been more expensive.

It was moved by Mayor Biasiotta, seconded by Ms. Pacetti and approved to move this to the full Board.

IFB Procurement for Rapid Station Washing and Cleaning Services

Jason Rosenlieb, Manager, Rail Facilities and Ann Marie Prebish, Contract Administrator II gave the presentation.

Project Overview

Scope of Services:

- Three-year contract term
- Window cleaning exterior
- Window cleaning interior
- Stainless steel cleaning
- Windowsill cleaning
- Structure framework cleaning
- Fiberglass partitions cleaning
- Elevator interior, exterior, tracks and shafts
- Covered walkways

Washing and Cleaning Services performed twice annually at these 25 locations:

W 25 th	Cedar-Bus Loop	Lee & Van Aken
W 65 th	Little Italy	Rocket Mortgage Walkway
W 98 th	Superior	Rail Headquarters
W 117 th	East 55th	Rail Service Building
West Park	Buckeye Woodhill	Airport
Triskett	West 3 rd	Rail Equipment Building
Puritas	Settlers Landing	Brookpark
East 34 th	East Bank	North Coast/East 9 th
Windermere		

Procurement Overview

The Invitation for Bid ("IFB") was issued on February 11, 2024. It was accessed on the GCRTA web site by thirty-five (35) interested parties. Two (2) firms submitted bids. The lowest responsive and responsible bidder was Premier Window Cleaning LLC. There was a 17% DBE participation goal assigned to this project. Premier Window Cleaning LLC will meet this goal by utilizing Brush Striping LLC. Premier's client base includes The Cleveland Clinic, American Greetings, Nestle, The Ohio State University, Cleveland State University, Greater Cleveland Regional Transit Authority (GCRTA), among others.

Staff requests that the Organizational, Services & Performance Monitoring Committee recommend award to Premier Window Cleaning LLC for the Rapid Station Washing & Cleaning. The contract is in an amount not to exceed \$161,040.00 per year for a total contract amount not to exceed \$483,120.00 for the three-year period.

Ms. Pacetti asked if this contract meets the cleaning status quo or if it will improve services. Mr. Rosenlieb said it meets the status quo. Mayor Weiss asked if this includes all stations. Mr. Rosenlieb said the contract is for large stations. Mayor Koomar asked what is performed in between these major station cleanings. Mr. Rosenlieb said the powerwashing team clean the interiors in a 45-day cycle. This contract is for higher cleaning that requires specialized equipment. Staff are always cleaning the stations as far as trash pickup and lower-level cleaning. Ms. Mersmann wondered how lessons learned around maintenance, customer preference and station design feed into future planning of new stations or rehabbed stations.

It was moved by Mayor Biasiotta, seconded by Ms. Welch and approved to move this to the full Board.

The meeting was adjourned at 9:37 a.m.



Rajan D. Gautam
Secretary/Treasurer



Theresa A. Burrage
Executive Assistant