

## A G E N D A



## Recommendation for Council Action (Purchasing)

Austin City Council	Item ID:	12871	Agenda Number	26.
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Meeting Date:	March 1, 2012
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Department:	Purchasing
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## Subject

Authorize award and execution of a 24-month requirements service contract with AMERICAN FACILITY SERVICES, or one of the other qualified bidders for IFB-BV No. KDW0070, to provide janitorial services at various Austin Energy locations in an estimated amount not to exceed \$1,057,024, with three 12 month extension options in an estimated amount not to exceed \$581,363 for the first extension option, \$634,214 for the second extension option and \$687,066 for the third extension option, for a total estimated contract amount not to exceed \$2,959,667.

## Amount and Source of Funding

Funding in the amount of \$308,298 is available in the Fiscal Year 2011-2012 Operating Budget of Austin Energy. Funding for the remaining five months of the original contract period and extension options is contingent upon available funding in future budgets.

## Fiscal Note

There is no unanticipated fiscal impact. A fiscal note is not required.

Purchasing Language:	Best evaluated bid of thirteen bids received
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Prior Council Action:	
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For More Information:	Karen Williams, Senior Buyer, 322-6467
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Boards and Commission Action:	Recommended by the Electric Utility Commission.
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MBE / WBE:	This contract will be awarded in compliance with Chapter 2-9C of the City Code (Minority Owned and Women-Owned Business Enterprise Procurement Program). No subcontracting opportunities were identified; therefore, no goals were established for this solicitation.
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Related Items:	
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## Additional Backup Information

This contract will provide janitorial services including labor, supervision, supplies and equipment at the following Austin Energy (AE) locations: Town Lake Center, Kramer Lane C, D and E, St. Elmo Service Center, Energy Control Center, Back-up Control Center, Customer Care Walk-In Branch and the Combined Transportation and Emergency Communication Center (CTECC). Other AE locations may be added upon agreement of both parties. The purpose of a janitorial services contract is to provide a clean and safe environment for employees and the public. These facilities host many meetings attended by the public and must be professionally cleaned and maintained. Services include day and night crews with tasks that are divided on a daily, weekly, bi-weekly, monthly and quarterly basis which vary according to the site. The total area to be serviced for CTECC is approximately 57,000 square feet and approximately 253,303 square feet for the remaining AE facilities.

The solicitation includes Package A and Package B. Package A includes the following sites: Town Lake Center, Kramer Lane C, D and E, St. Elmo Service Center, Energy Control Center, Back-up Control Center, and the Customer Care Walk-In Branch. Package B includes one site, CTECC.

This request includes additional contract authorization estimated at \$80,000 annually for other anticipated AE locations that are expected to be added this year and for other potential facilities which may require these services in the future.

This request allows for the execution of a contract with a bidder, who provides the best value to the City, that Council selects. If this bidder does not execute a contract with the City, staff will return to Council so that Council may select another best value bidder and authorize a contract with this bidder.

MBE/WBE solicited: 29/1

MBE/WBE: bid 1/0

**BID TABULATION**  
IFB (BEST VALUE) NO. KDW0070  
JANITORIAL SERVICES  
PACKAGE "A" – 7 LOCATIONS

<b><u>VENDOR</u></b>	<b><u>TOTAL BID AMOUNT</u></b>
<b>AMERICAN FACILITY SERVICES ALPHARETTA, GA</b>	<b>\$341,232.00</b>
HBS National Corporation Houston, TX	\$388,337.64
ISS Facility Services Austin, TX	\$420,251.88
Villeda Building Service Pflugerville, TX	\$450,685.20
Unified Service Associates San Antonio, TX	\$458,488.92
Member's Building Maintenance Dallas, TX	\$505,555.08

International Building Austin, TX	\$526,764.00
Unicare Building Maintenance Dallas, TX	\$544,610.16
UBM Enterprise, Inc. Dallas, TX	\$563,472.00
GCA Services Austin, TX	\$581,351.76
Pritchard Industries Houston, TX	\$598,202.16
Maldonado Nursery (MBE) San Antonio, TX	\$743,029.09
Service Master Quality Houston, TX	*

IFB (BEST VALUE) NO. KDW0070  
JANITORIAL SERVICES  
PACKAGE "B" – 1 LOCATION

<b><u>VENDOR</u></b>	<b><u>TOTAL PRICE</u></b>
<b>AMERICAN FACILITY SERVICES ALPHARETTA. GA</b>	<b>\$107,280.00</b>
ISS Facility Services Austin, TX	\$129,327.48
HBS National Corporation Houston, TX	\$134,073.72
Unified Service San Antonio, TX	\$141,260.52
UBM Enterprise, Inc. Dallas, TX	\$153,192.00
Unicare Building Maintenance Dallas, TX	\$160,229.28
International Building Austin, TX	\$167,760.00

GCA Services Austin, TX	\$176,554.92
Maldonado Nursery (MBE) San Antonio, TX	\$178,068.00
Pritchard Industries Houston, TX	\$182,503.44
Villeda Building Service Pflugerville, TX	\$184,572.72
Member's Building Maintenance Dallas, TX	\$251,050.80
Service Master Quality  Houston, TX	  *

\*This vendor determined that they made an error in the offered price. Therefore, the bid was withdrawn.

A copy of complete bid tabulation is on file in the Purchasing Office and is on the City of Austin, FASD Purchasing Office website.

#### PRICE ANALYSIS

- Adequate competition.
- Three Hundred Nineteen notices were sent including 29 MBEs and one WBE. Thirteen bids were received including one MBE and 0 WBEs.
- The pricing offered represents a 1% increase from the last contracts awarded in January and February 2008.

#### APPROVAL JUSTIFICATION

- Best evaluated bid.
- The Purchasing Office concurs with AE recommended award.
- Advertised on the Internet.