

**AGENDA**



**Recommendation for Council Action (Purchasing)**

Austin City Council	Item ID:	22501	Agenda Number	27.
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Meeting Date:	March 7, 2013
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Department:	Purchasing
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**Subject**

Authorize award and execution of a 24-month requirements service agreement with ISS FACILITY MAINTENANCE, or one of the other qualified bidders for IFB-BV MLG0057, to provide janitorial services in an estimated amount not to exceed \$1,283,088, with two 12-month extension options in an estimated amount not to exceed \$641,544 per extension option, for a total estimated contract amount not to exceed \$2,566,176.

**Amount and Source of Funding**

Funding in the amount of \$320,772 is available in the Fiscal Year 2012-2013 Operating Budget of Austin Energy. Funding for the remaining six 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.

<b>Purchasing Language:</b>	Best evaluated bid received
<b>Prior Council Action:</b>	
<b>For More Information:</b>	Martha Williams, Contract Compliance Specialist Sr. 322-6583
<b>Boards and Commission Action:</b>	Recommended by the Electric Utility Commission.
<b>Related Items:</b>	
<b>MBE / WBE:</b>	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.

**Additional Backup Information**

These contracts will provide janitorial services to include labor, supervision, supplies and equipment at Austin Energy (AE) locations. The solicitation included 3 service packages which encompassed multiple sites. Package A includes the following locations: Town Lake Center, St. Elmo and Kramer Lane Service Centers, Customer Care Walk-in Branch, and the Backup and Energy Control Centers. Package B includes several buildings at the three District Cooling Plants (Paul Robbins, DCP-2 and Domain Plant), the Decker Creek Power Station, Decker Steel Yard and other buildings, the Sand Hill Power Plant and the AE Laboratory Services building. Package C includes the System Control Center (SCC) and the Combined Transportation, Emergency & Communication Center (CTECC). The purpose of a janitorial services contract is to provide a clean and safe environment for City employees and also the public. These facilities host both public and City meetings, and therefore, 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 varying per site. The total area to be serviced for CTECC and SCC is approximately 255,500 square feet and approximately 258,312 square feet for the remaining AE facilities. The evaluation team is recommending award of packages (A, B and C) to ISS facility Services as the best evaluated bidder for all three janitorial service packages based on cost, experience, sustainable products and services, and local presence.

This contract and scopes of work were reviewed as part of the response to Resolution 20120405-054 regarding insourcing analysis. The analysis showed to bring this service in house for 24-months is estimated to cost the City \$3,140,818. This is a savings of \$1,857,730.

The solicitation requirements for sustainable type products and equipment were based on sustainability guidelines from the City's Sustainability Office. The contract will require the contractor to provide:

- Cleaning chemicals. EcoLogo or Green Seal for all daily use chemicals (GS-37) Floor (GS-40) Hand Care (GS-41). Zinc free floor finish and stripper (GS-40). Products which are low VOC, low toxicity, readily biodegradable, non carcinogens, concentrates and dilution control, no heavy metal floor finishes, low odor, etc.
- Paper products. All paper products shall be of recycled materials. Products with EPA guidelines for recycled content – toilet tissue (GS-01), Towels (GS-09).
- Refuse Recycling. Establish a team to utilize single-stream (office stream) recycling program. Designate recycling collection bins and storage area for pick-up.
- Dusting. Use micro fiber cloths with no chemicals if possible. Water or Water-based cleaners.
- Equipment. Vacuums operating at 70 Decibels or less. Power cleaning equipment used shall reduce building and the environmental impact.

MBE/WBE solicited: 14/9

MBE/WBE: bid 0/1

**BID TABULATION**  
**IFB (BEST VALUE) NO. MLG0057**  
**JANITORIAL SERVICES**  
**PACKAGE "A" – 7 LOCATIONS**

**VENDOR**

**TOTAL BID AMOUNT**

ISS Facility Services Austin, TX	\$314,616
Goodwill Staffing Austin, TX	\$328,512
Resource Service Solutions Killeen, TX	\$331,836
Kleen-Tech Services Corporation Austin, TX	\$332,748
Selrico Services San Antonio, TX	\$337,272
International Building Austin, TX	\$394,800
Capitol City Janitorial (MWB) Pflugerville, TX	\$421,860
ABM Janitorial Austin, TX	\$469,212
Coverall of Central Texas Austin, TX	\$503,244
Service Master Quality Houston, TX	*
American Facility Service Alpharetta, GA	*
UBM Enterprises Dallas, TX	*
Building Stars Austin, TX	*

\* Non-responsive. Bidder did not submit MBE/WBE good faith efforts documentation.

PACKAGE "B" – 13 LOCATIONS

<u>VENDOR</u>	<u>TOTAL PRICE</u>
ISS Facility Services Austin, TX	\$112,704
International Building	\$122,040

Austin, TX	
Selrico Services San Antonio, TX	\$143,808
Coverall of Central Texas Austin, TX	\$146,820
Resource Service Solutions Killeen, TX	\$161,136
Capitol City Janitorial (MWB) Pflugerville, TX	\$165,900
ABM Janitorial Austin, TX	\$188,136
Service Master Quality Clean LLC Houston, TX	*
American Facility Service Alpharetta, GA	*
UBM Enterprise Dallas, TX	*
Buildingstars Austin, TX	*
Kleen-Tech Services Corporation Austin, TX	**
Goodwill Staffing Austin, TX	**

\* Non-responsive. Bidder did not submit MBE/WBE good faith efforts documentation.

\*\* Non-responsible. Bidder's cost proposed did not demonstrate responsibility to perform services required in the solicitation including supplying products, equipment and labor.

PACKAGE "C" – 2 LOCATIONS

<u>VENDOR</u>	<u>TOTAL BID AMOUNT</u>
ISS Facility Services Austin, TX	\$214,224
Resource Service Solutions Killeen, TX	\$265,488
Goodwill Staffing	\$294,444

Austin, TX	
Coverall of Central Texas Austin, TX	\$297,684
Capitol City Janitorial (MWB) Pflugerville, TX	\$307,980
Selrico Services San Antonio, TX	\$336,420
Kleen-Tech Services Corporation Austin	\$393,516
ABM Janitorial Austin, TX	\$556,848
International Building Austin, TX	\$632,280
Service Master Quality Clean, LLC Houston, TX	*
American Facility Service Alpharetta, GA	*
UBM Enterprise Dallas, TX	*
Buildingstars Austin, TX	*

\* Non-responsive. Bidder did not submit MBE/WBE good faith efforts documentation.

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

- a. Adequate competition.
- b. Three hundred fifty-eight notices were sent including 14 MBEs and nine WBEs. Thirteen bids were received, with one response from a WBE firm.
- c. The pricing offered represents a 4% increase from the last contracts awarded in January and February 2008.

#### APPROVAL JUSTIFICATION

- a. Best evaluated bid. ISS Facility Services is not the current provider of this service.

- b. The Purchasing Office concurs with Austin Energy's recommended award.
- c. Advertised on the Internet.