



Recommendation for Action

File #: 22-2663, **Agenda Item #:** 36.

9/1/2022

Posting Language

Authorize an amendment to a contract with GCA Services Group of MTN States, LP d/b/a GCA Services Group or ABM Industries Incorporated or ABM for continued janitorial services, to increase the amount by \$818,000 and to extend the term by one year, for a revised total contract amount not to exceed \$4,972,932.

(Note: This contract was awarded in accordance with City Code Chapter 2-9C Minority Owned and Women Owned Business Enterprise Procurement Program. For the services required for this contract, there were no subcontracting opportunities; therefore, no subcontracting goals were established).

Lead Department

Financial Services Department.

Client Department(s)

Austin Energy.

Fiscal Note

Funding in the amount of \$136,333 is available in the Fiscal Year 2021-2022 Operating Budget of Austin Energy. Funding for the remaining contract term is contingent upon available funding in future budgets.

Purchasing Language:

Contract Amendment.

Prior Council Action:

June 15, 2017 - Council approved and amended the original contract, item 34, to only authorize funds for the initial term, on a 10-0 vote, with Council Member Alter off the dais.

April 25, 2019 - Council approved an amendment, item 32, on an 11-0 vote.

May 7, 2020 - Council approved an amendment, item 15, on an 11-0 vote.

For More Information:

Inquiries should be directed to Melita Harden, at 512-322-6149 or Melita.Harden@austintexas.gov [<mailto:Melita.Harden@austintexas.gov>](mailto:Melita.Harden@austintexas.gov).

Council Committee, Boards and Commission Action:

July 18, 2022 - Recommended by the Electric Utility Commission on a 9-0 vote, with Commissioner Funkhouser absent and one vacancy.

Additional Backup Information:

The proposed amendment is to extend the term and funding authorization for continued janitorial services at various Austin Energy (AE) locations. This proposed amendment will provide for sufficient service coverage

until such time as the cojoined citywide janitorial contract can be considered by Council in 2023. The current extension option expires on October 5, 2022.

Pursuant to Council Resolution No. 20190822-067, which relates to the use of contracts for general services or labor-intensive services, AE continues to analyze the opportunity to in-source janitorial services through a partnership with the Building Services Department (BSD). AE and BSD successfully transitioned four locations to date that were originally serviced by this contract to insourced janitorial staff through the BSD. The new AE Corporate Headquarters is utilizing contract janitorial services based on staffing levels within the BSD at that time.

The insourcing strategy for janitorial services has been met with challenges due to the City experiencing unprecedented and rapidly accelerating growth. This coupled with the systemic labor shortages attributed to the pandemic, which has resulted in local labor shortages and extreme cost of living increases beyond that of most other US cities. With janitorial functions being essential to AE operations, AE foresees the need to continue a hybrid of insourced and contracted services for the near-term. AE will continue to assess, in partnership with the BSD, continued insourced janitorial services options on an annual basis to align with the intent of the resolution.

Contract Detail:

Contract Term	Length of Term	Current Contract Authorization	Requested Additional Authorization	Revised Total Authorization
Initial Term	2 yrs.	\$1,554,661		\$1,554,661
Extension Option 1	1 yr.	\$ 818,000		\$ 818,000
Extension Option 2	1 yr.	\$ 818,000		\$ 818,000
Extension Option 3	1 yr.	\$ 818,000		\$ 818,000
Contract Amendment		\$ 146,270		\$ 146,270
Contract Amendment	3 mos.	\$ -		\$ -
Proposed Amendment	1 yr.		\$818,000	\$ 818,000
TOTAL	6 yrs., 3 mos.	\$4,154,932	\$818,000	\$4,972,932

Note: Contract Authorization amounts are based on the City's estimated annual usage.

Strategic Outcome(s):

Economic Opportunity and Affordability, Government that Works for All.