




CITY OF GAINESVILLE

Office of the City Commission

DATE: 09/1/2015

TO: Honorable Mayor and City Commission

FROM: Craig Carter 

CC: Ed Bielarski, Jr.

SUBJECT: Position Statement on Agenda Item 150219 (Contract Extension for Janitorial Services at the Eastside Operations Center)

During the August 20th, 2015 City Commission meeting I (Commissioner Carter) requested that Item 150219 for janitorial services at the GRU Eastside Operations Center be pulled from the consent agenda for discussion. That meeting was subsequently continued until August 24th at which time I made a motion for this contract to be rebid to allow businesses to compete for this service again. We all voted in favor of the motion.

I have since been able to gather more information from Mr. Shepherd about this contract and GRU's purchasing practices. This particular contract was competitively bid in November 2013. The bid was sent to 19 janitorial companies and was posted on GRU's web page. Seven responses were received, including four with a no bid response. Of the three bids received, two were local companies, per the local preference ordinance. Some local companies did not bid due to the large facility size and complexity of the services required for a LEED-certified facility. The bid was awarded to ISS C&S, a local company whose annual cost was approximately \$16,000 lower per year than the next bidder. The contract included a three year extension upon mutual agreement of the parties and allowed ISS C&S to request a price increase annually based on the Consumer Price Index (CPI). According to staff, this company has met their performance expectations and has not requested any price increase.

Mr. Shepherd also made me aware that we were presented the contract renewal with just over a month to the end of the term because it was more of a procedural exercise for the Commission to take action upon. Had staff determined that a rebid of the contract would have provided either better service or reduced costs they would have issued a new bid several months ago to allow ample time to obtain Commission approval and execute a new contract. The process to establish a new contract for these services, according to Mr. Shepherd, generally takes about 3-4 months. Also, due to the size of the facility and complexity of the services required, it generally takes about six months for the new contractor's staff to become proficient with all of the requirements.

I'm sure you all are aware of my stance on contract extensions and local preference. I wish to explore these topics further in the near future to get staff's input on these matters and discuss benefits and drawbacks. That being said, due to the characteristics of this particular contract, I would like to formally change my position to support staff's recommendation to extend the existing contract for janitorial services at the Eastside Operations Center. Unfortunately, I will not be in attendance at the next City Commission meeting scheduled for September 3rd to communicate this personally. Thank you for your consideration.