



Legislation Text

File #: 150219., **Version:** 2

Contract Extension for Janitorial Services at the Eastside Operations Center (B)

On January 3, 2013, the City Commission approved a three-year contract with ISS C&S for janitorial services at the GRU Eastside Operations Center (EOC). Services include the provision of labor and cleaning equipment and supplies to maintain the entire campus, including offices, restrooms, kitchens, conference rooms and other designated areas, including the multipurpose facility which is used for various functions. A day porter is on site each day to assist with clean up for large events and other unanticipated cleaning needs. The contract also includes the ability to employ additional janitorial staff during utility emergencies when staff may be working extended work hours at the facilities during storm restoration efforts. The building's Leed certification requires the contractor to use products and equipment that comply with the certification.

The contract will expire on September 30, 2015. The provisions of the contract include a three-year extension of the contract upon mutual agreement of the parties and negotiation of the contract prices. The maximum increase of the contract pricing is limited to the CPI, although ISS C& S Building Maintenance has not requested a price increase over the last three years or for the next twelve months.

ISS C& S Building Maintenance has been diligent in providing janitorial services in accordance with the requirements, therefore, to reduce administrative costs, staff requests authorization to extend the contract for the remaining three years. If requested, future price adjustments may be negotiated prior to each anniversary of the contract and will not exceed the CPI for the previous twelve months. Contract provisions include early termination for nonperformance or funds unavailability.

At the August 24 City Commission meeting, the City Commission voted not to approve the recommendation to extend the contract. GRU staff has since provided additional information to Commissioner Carter regarding the contract (see Position Statement from Commission Carter and Bill Shepherd dated August 31, 2015). Based on the Position Statement, staff is resubmitting this item for consideration by the City Commission.

Funds are available in the FY 2016 budget and will be requested in subsequent year budgets.

The City Commission: 1) authorize the General Manager, or his designee, to execute an amendment to the contract with ISS C&S Building Maintenance for janitorial services at the Eastside Operations Center, subject to approval of the City Attorney as to form and legality; and 2) approve the issuance of purchase orders to ISS C&S Building Maintenance in an amount not to exceed \$167,500 for FY 2016 and for subsequent years of the contract, pending final appropriation of funds for each year.