

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date: May 8, 2017
	Agenda Item No. 58 Roll Call No. <u>17-796</u> Communication No. <u>17-420</u> Submitted by: Jim Hoff, Facilities Manager

AGENDA HEADING:

Approval for good cause shown as previously approved by the City Manager for the additional custodial services procured from Marsden Building Maintenance, LLC (Chad Cordaro, Vice President/General Manager-Mid States, 2801 Bell Avenue, Des Moines, IA 50321) for work at Municipal Buildings, Fleet Services, and Public Works facilities.

SYNOPSIS:

Approval for good cause shown as previously approved by the City Manager additional services procured from Marsden Building Maintenance, LLC (Chad Cordaro, Vice President/General Manager-Mid States, 2801 Bell Avenue, Des Moines, IA 50321) due to the non-renewal of the contract with Reliable Maintenance in Municipal Buildings, Fleet Services, and Public Works facilities.

FISCAL IMPACT:

Amount: \$117,024

Funding Source: CM030000, 52135, Contracted Services Janitorial

ADDITIONAL INFORMATION:

For the following good cause previously approved by the City Manager custodial services for Municipal Buildings, Fleet Services and Public Works facilities procured from Marsden Building Services for the remaining three (3) years of the contract. Facilities has also added biannual hard surface and carpet cleaning to the remaining contract in order to maintain the investment of quality flooring installed in the City’s facilities.

- Marsden is currently providing quality custodial service at the Police buildings. Staff expects that there will be the same level of service if expanded to other Municipal Buildings.
- There are staff efficiencies by consolidating City custodial contracts to fewer contractors.
- Marsden was the second lowest bid on Bid Package 2 – Public Works/Fleet. The low-bid contractor for this work (Reliable) was not renewed because of the inability to perform up to the standards within the contract. Marsden is completing this work in the interim period.
- Staff has calculated hourly costs for extra work that may be required based on the City’s need. Marsden’s hourly costs were the second lowest bid after Reliable.

- There is substantial time required to get a contractor trained in each of the City's facilities. Marsden is completing this work in the interim period; therefore, additional training of a new contractor will not be required.

PREVIOUS COUNCIL ACTION(S):

Date: March 23, 2015

Roll Call Number: [15-0511](#)

Action: [Bid](#) for custodial services for Police buildings from Marsden Building Maintenance LLC and rescinding award of bid to ABM Onsite Services. ([Council Communication No. 15-136](#)) Moved by Gray to adopt. Motion Carried 6-

Date: March 09, 2015

Roll Call Number: [15-0407](#)

Action: Bids from the following:

- (A) [ABM](#) Onsite Services (Brad Nelson, Regional Director of Operations) and Reliable Maintenance (Keith McKay, Vice President) for two (2) year contract with three (3) additional one-year renewal options to furnish City-wide custodial services for use by the Parks & Recreation Department, estimated annual cost \$280,000. (Eleven bids mailed, six received). ([Council Communication No. 15-117](#)) Moved by Moore to adopt. Motion Carried 6-1. Absent: Coleman.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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