



Date May 22, 2017

**APPROVING AN EXCEPTION TO THE PROCUREMENT ORDINANCE  
COMPETITIVE BIDDING REQUIREMENTS FOR GOOD CAUSE AND APPROVING  
A CONTRACT AMENDMENT WITH MARSDEN BUILDING MAINTENANCE  
FOR SERVICES FOR MUNICIPAL BUILDINGS  
FLEET SERVICES AND PUBLIC WORKS FACILITIES**

WHEREAS, by Roll Call No. 15-0407, on March 9, 2015, the City Council approved contracts with Reliable Maintenance, 2525 Douglas, Des Moines, IA 50310, Keith McCay, Vice President Packages 1, 2 and 4, and ABM Onsite Services, 1509 Michigan Street, Des /Moines, IA 50314, Brad Nelson, Regional Director of Operations, for Package 3, to provide city wide custodial services; and

WHEREAS, by Roll Call No. 15-0511, on March 23, 2015, the City Council rescinded the award for Package 3 to ABM Onsite Services and approved a replacement contract for same services to Marsden Building Maintenance, 2801 Bell Ave., Des Moines, IA 50321, Chad Cordaro, Vice President/General Manager; and

WHEREAS, the above described contract awards are for an initial period of 2 years with an option to renew for three additional 12 month periods; and

WHEREAS, the initial term of the contract with Reliable Maintenance for Packages 1 and 2 expired on March 31, 2017 and the Facilities Management Division wishes to procure custodial services for Packages 1 and 2 and 4 (Municipal Buildings, Fleet Services and Public Works facilities) from Marsden Building Maintenance for the three additional 12 month periods remaining on the contract with Marsden Building Maintenance due to their exemplary performance under their current contract, and also wishes to amend the contract with Marsden Building Maintenance for Packages 1 and 2 by adding deep cleaning of all carpet and hard surfaces for an additional amount of \$117,024.00 over the original amount under the Reliable Maintenance contract; and

WHEREAS, the City Manager recommends that the procurement of custodial services for the Packages 1 and 2 be exempted from the competitive bidding requirements for good cause shown, pursuant to Section 2-710(a) of the Municipal Code of the City of Des Moines; and

WHEREAS, funding in the amount of \$117,024.00 annually is available from CM030000/Facilities Maintenance.

Date May 22, 2017

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NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Des Moines, Iowa, that:

1. Good cause has been shown to exempt the procurement of custodial services as described above from the Procurement Ordinance competitive bidding requirements.
2. The City Council hereby accepts and approves the procurement of custodial services for Packages 1 and 2 as described above, and the Procurement administrator is authorized to execute an agreement with an initial term through March 31, 2018 renewable for two (2) additional twelve (12) month periods, with price increases complying with agreement terms.

(Council Communication No. 17- **455** )

Moved by \_\_\_\_\_ to adopt.

Approved as to Form:

Ann DiDonato  
 Ann DiDonato  
 Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GATTO				
GRAY				
HENSLEY				
MOORE				
WESTERGAARD				
TOTAL				

**CERTIFICATE**

I, DIANE RAUH, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

MOTION CARRIED APPROVED

\_\_\_\_\_  
 Mayor

\_\_\_\_\_  
 City Clerk