



Legislation Details (With Text)

**File #:** 14-0991      **Version:** 2      **Name:** 7/21/14 - Du All Cleaning Inc Janitorial Services  
**Type:** Resolution      **Status:** Passed  
**File created:** 8/7/2014      **In control:** City Council  
**On agenda:** 8/7/2014      **Final action:** 8/7/2014  
**Enactment date:** 8/7/2014      **Enactment #:** R-14-285

**Title:** Resolution to Approve a 35 Month Contract with Du All Cleaning, Inc. for Janitorial Service at the Ann Arbor Municipal Center, Wheeler Service Center, Water Treatment Plant, Senior Center and Various Smaller Locations (\$727,545.00) ITB # 4338

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 72114 Agenda - Janitorial Service - Bid Tab.pdf, 2. 72114 Agenda - Janitorial Service - Contract.pdf, 3. Du All Bid to ITB 4338, 4. Janitorial Services - May 2014 Final.pdf, 5. Janitorial Services - May 2014 Final - Addendum 1.pdf, 6. Janitorial Services - May 2014 Final - Addendum 2.pdf

| Date     | Ver. | Action By    | Action   | Result |
|----------|------|--------------|----------|--------|
| 8/7/2014 | 2    | City Council | Approved | Pass   |

Resolution to Approve a 35 Month Contract with Du All Cleaning, Inc. for Janitorial Service at the Ann Arbor Municipal Center, Wheeler Service Center, Water Treatment Plant, Senior Center and Various Smaller Locations (\$727,545.00) ITB # 4338

We recommend your approval of the attached resolution authorizing a 35-month contract in an amount not to exceed \$727,545.00 with Du All Cleaning, Inc., for janitorial services at the following locations:

|                        |   |
|------------------------|---|
| 911 Dispatch Center    | Cleaned 7 days per week                             |
| Municipal Center       | Cleaned 5 days per week                             |
| Wheeler Service Center | Cleaned 5 days per week                             |
| Water Treatment Plant  | Cleaned 5 days per week                             |
| Veterans Memorial Park | Cleaned 5 days per week                             |
| Senior Center          | Cleaned 4 days per week                             |
| Farmers Market         | Cleaned 1-3 days per week (Depending on the season) |

The contract will start on August 1, 2014 and run thru June 30, 2017. The first 11 months of the contract will not exceed \$228,657.00. The contract with the previous cleaning company expired on June 30, 2014. In order to insure there was not a lapse in service we issued a purchase order to Du All Cleaning under the Administrators' authority for the month of July in the amount of \$20,787.00 which will bring the total amount spent in FY 2015 to \$249,444.00. For each of the next 2 fiscal years, the contract price will not exceed \$249,444.00 per year.

The resolution also authorizes an option to extend the contract with Du All Cleaning, Inc., for up to

three additional one-year periods with a yearly increase of up to 2% each year, upon approval by the City Administrator, for a total amount not to exceed \$1,506,213.00 over the life of the contract including all renewals, with the same terms and conditions subject to the annual appropriation of funds.

Requests for bids were posted on-line and three qualified bids were received. Staff evaluated the bids and determined that the prices were competitive and recommends Du All Cleaning, Inc. be awarded the contract. The bid tabulation is attached.

Funding for these services are included in the Fiscal Year 2015 operating budget of the Public Services Area, Safety Services Area and Community Services Area. Funding from the same sources will be included in future budgets.

Du All Cleaning, Inc received Human Rights and Living Wage approval on June 18, 2014.

Prepared by: Thomas A Gibbons, Financial Analyst, Fleet & Facility Unit

Reviewed by: Matthew J. Kulhanek, Fleet & Facility Manager and Craig Hupy, Public Services Area Administrator

Approved by: Steven D. Powers, City Administrator

Whereas, Janitorial services are needed at the Ann Arbor Municipal Center, Wheeler Service Center, Water Treatment Plant and at various other City owned buildings;

Whereas, Du All Cleaning, Inc. was the lowest responsible bidder for janitorial services in ITB # 4338;

Whereas, The Public Services Area recommends approval of a 35-month contract with Du All Cleaning, Inc., with the option to extend the contract for three additional one-year periods under the same terms and conditions;

Whereas, The service contract will begin August 1, 2014 and sufficient funds are available in the FY 2015 Public Services Area, Safety Services Area and Community Services Area operating budgets; and

Whereas, Du All Cleaning, Inc. received Human Rights and Living Wage approval on June 18, 2014;

RESOLVED, That City Council approve a contract, per ITB # 4338, with Du All Cleaning, Inc. with the amount not to exceed \$228,657.00 in FY 2015 and will not exceed \$249,444.00 in each of the next two years;

RESOLVED, That the contract will include the option to extend the contract for up to three additional one-year periods at a 2% increase per year upon approval by the City Administrator, for a total not to exceed \$1,506,213.00 over the life of the contract including renewals;

RESOLVED, That these services during the first 11 months be funded from the approved FY 2015 Public Services Area, Safety Services Area and Community Services Area operating budgets, that the remaining months, including extensions be funded from the FY 2016, FY 2017, FY 2018, FY 2019, and FY 2020 Public Services Area, Safety Services Area and Community Services Areas operating budgets if so approved by Council;

RESOLVED, That the Mayor and City Clerk be authorized and directed to execute said contract after approval as to substance by the City Administrator and approval as to form by the City Attorney, and

that the City Administrator be authorized to execute the extensions after approval as to form by the City Attorney; and

RESOLVED, That the City Administrator be authorized to take all necessary actions to implement this resolution.