

Legislation Text

File #: 17-350, **Version:** 1

Presenter/Contact
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SUBJECT:

Approval of an annual contract with ABM Texas General Services, Inc. to perform custodial services for the City of New Braunfels.

BACKGROUND / RATIONALE:

On October 24, 2016, the City of New Braunfels awarded a contract to a vendor for the performance of custodial services at multiple City facilities. The majority of custodial and maintenance tasks are performed by City staff; however, procuring contracted custodial labor has provided an opportunity for cost savings while utilizing the staffing and equipment offered by an experienced, qualified company. Custodial services include, but are not limited to, dusting, sweeping, mopping, cleaning and disinfecting restrooms, and trash/recycling pick up and removal. Since contract award, services have primarily occurred after standard operating hours at the New Braunfels City Hall and New Braunfels Public Library - Central Library.

The awarded contract was for a base term of 3 years, with 2, 1-year renewal options for approximately \$93,500 per year. However, the contract was subsequently terminated in May 2017 as the contractor was unable to continue to support the City's contract as specified.

As per the terms and conditions of the City's contract, the City contacted the second-ranked respondent, ABM Janitorial Services-South Central, Inc. to determine their interest and availability in providing custodial services to the City. The firm's name has since changed to ABM Texas General Services, Inc. and they have proven to be a highly-qualified company with the staffing and resources available to begin providing immediate assistance to the City in the interim of the award of a new annual contract.

Staff proposes that the contractor perform custodial services at the New Braunfels City Hall and New Braunfels Public Library - Central Library. However, the contract also supports the option to add facilities, such as the New Braunfels Regional Airport, and positions such as a day porter to support City custodial staff, during the term of the contract, if and when funding is available.

The contract will begin upon receipt of Council approval through September 30, 2019. Additionally, there are two, one-year options to renew for a combined total of approximately 4 years.

The total estimated annual cost is \$124,979 as per the following:

- 1) New Braunfels City Hall: \$71,615 per year
- 2) New Braunfels Public Library - Central Library: \$42,564 per year

3) Maintenance Cost of Vinyl Composition Tile (VCT) Flooring: Not to exceed \$10,800 per year.

ADDRESSES A NEED/ISSUE IN A CITY PLAN OR COUNCIL PRIORITY:

Yes	Strategic Priorities 9: Maintain fiscal stability of City operations.
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FISCAL IMPACT:

The total estimated annual cost, including maintenance of VCT flooring, is \$124,979. The cost for these services is allocated in each associated department's operating budget; therefore, sufficient funds are available to award the contract as described above.

COMMITTEE RECOMMENDATION:

N/A

STAFF RECOMMENDATION:

Staff recommends approval of an annual contract to ABM Texas General Services, Inc. to perform custodial services for the City of New Braunfels.