

**BOCC APPROVAL JANUARY 9, 2020**  
**BOARD OF BIDS AND CONTRACTS JANUARY 9, 2020**

**3. CUSTODIAL SERVICES -- MAIN COURTHOUSE AND ADULT DETENTION FACILITY**

**FUNDING -- FACILITIES MAINTENANCE**

(Request sent to 111 vendors)

RFP #19-0081 Contract

	Solid Rock		MIT Cleaning and Restoration, Inc.		Thrash Inc. dba TFM Services	
	Monthly	Annual	Monthly	Annual	Monthly	Annual
1. Main Courthouse	\$25,636.05	\$307,636.05	\$22,280.00	\$267,360.00	\$19,810.00	\$228,000.00
2. Adult Detention Facility	\$2,673.00	\$32,076.00	\$1,690.00	\$20,280.00	\$1,170.00	\$13,800.00
Day(s) / Shift	Additional Services		Additional Services		Additional Services	
Monday thru Friday 1st Shift - per sq. ft.	\$0.110		\$0.080		\$0.09	
Monday thru Friday 2nd Shift - per sq. ft.	\$0.110		\$0.080		\$0.09	
Saturday and Sunday 1st Shift - per sq. ft.	\$0.110		\$0.080		\$0.09	
Saturday and Sunday 2nd Shift - per sq. ft.	\$0.110		\$0.080		\$0.09	
	Periodic Cleaning Service Rates (Should include price per person, per hour, including equipment. Prices to be utilized as an additional service or an elimination of service):					
Dry Vapor Steam Clean: per sq. ft.	\$0.25		\$0.20		\$0.25	
Grout Sealer: per sq. ft.	\$0.25		\$0.18		\$0.25	
Stain Protector: per sq. ft.	\$0.30		\$0.04		\$0.90	
Floor: Non-Carpet, tiled surface: Machine Scrub and Spray Buff (typically, no wax floors) per sq. ft.	\$0.15		\$0.15		\$0.15	
Floor: Carpet, Clean by: extraction, agitation and shampoo per sq. ft.	\$0.20		\$0.18		\$0.20	
Wall: tiled, stone wall panels or Acoustical wall clean and scrub per sq. ft.	\$0.30		\$0.25		\$0.30	
Upholstered chairs: Clean and shampoo each	\$3.50		\$5.00		\$5.00	
	Service Call Rates:					
Monday thru Friday (1st shift) per person, per hour	\$20.00		\$18.00		\$22.00	
Monday thru Friday (2nd shift) per person, per hour	\$20.00		\$18.00		\$22.00	
Saturday and Sunday (1st shift) per person, per hour	\$20.00		\$18.00		\$22.00	
Saturday and Sunday (2nd shift) per person, per hour	\$20.00		\$25.00		\$22.00	
Holidays per person, per hour	\$32.50		\$25.00		\$32.00	
Bio-Hazard Clean Up	\$50.00		N/A		N/A	
	Prices for years 2, 3 and 4 shall not exceed:					
Year 2	1%		2%		0%	
Year 3	1%		2%		1%	
Year 4	2%		2%		1%	
Year 5	2%		2%		2%	

	HHM Facility Management LLC		Harris' Dream Clean, LLC		Able Janitorial Inc.	
	Monthly	Annual	Monthly	Annual	Monthly	Annual
1. Main Courthouse	\$18,877.46	\$226,529.52	\$15,342.79	\$184,113.45	\$17,479.12	\$209,749.44
2. Adult Detention Facility	\$1,968.30	\$23,619.60	\$1,880.50	\$19,926.00	\$1,822.50	\$21,870.00
Day(s) / Shift	Additional Services		Additional Services		Additional Services	
Monday thru Friday 1st Shift - per sq. ft.	\$0.083		\$0.075		\$0.075	
Monday thru Friday 2nd Shift - per sq. ft.	\$0.083		\$0.075		\$0.075	
Saturday and Sunday 1st Shift - per sq. ft.	\$0.083		\$0.075		\$0.075	
Saturday and Sunday 2nd Shift - per sq. ft.	\$0.083		\$0.075		\$0.075	
	Periodic Cleaning Service Rates (Should include price per person, per hour, including equipment. Prices to be utilized as an additional service or an elimination of service):					
Dry Vapor Steam Clean: per sq. ft.	\$0.24		\$0.24		\$0.15	
Grout Sealer: per sq. ft.	\$0.25		\$0.30		\$0.45	
Stain Protector: per sq. ft.	\$0.08		\$0.80		\$0.20	
Floor: Non-Carpet, tiled surface: Machine Scrub and Spray Buff (typically, no wax floors) per sq. ft.	\$0.08		\$0.13		\$0.15	
Floor: Carpet, Clean by: extraction, agitation and shampoo per sq. ft.	\$0.15		\$0.18		\$0.17	
Wall: tiled, stone wall panels or Acoustical wall clean and scrub per sq. ft.	\$0.15		\$0.35		\$0.21	
Upholstered chairs: Clean and shampoo each	\$4.25		\$4.00		\$10.00	
	Service Call Rates:					
Monday thru Friday (1st shift per person, per hour	\$18.95		\$16.00		\$21.77	
Monday thru Friday (2nd shift) per person, per hour	\$18.95		\$16.00		\$21.77	
Saturday and Sunday (1st shift) per person, per hour	\$22.95		\$16.00		\$21.77	
Saturday and Sunday (2nd shift) per person, per hour	\$22.95		\$16.00		\$21.77	
Holidays per person, per hour	\$22.95		\$16.00		\$32.67	
Bio-Hazard Clean Up	N/A		\$16.00		\$32.67	
	Prices for years 2, 3 and 4 shall not exceed:					
Year 2	0%		1%		0%	
Year 3	0%		1%		2%	
Year 4	3%		1.5%		2%	
Year 5	3%		1.5%		2%	

	Stephens Industries dba Air Capital Building Maintenance		Ricardo Vigil dba Steam Supreme	
	Monthly	Annual	Monthly	Annual
1. Main Courthouse	\$21,894.50	\$262,734.00	\$160,547.95	\$1,929,695.40
2. Adult Detention Facility	\$1,269.00	\$15,228.00	\$16,767.00	\$201,204.00
Day(s) / Shift	Additional Services		Additional Services	Additional Services
Monday thru Friday 1st Shift - per sq. ft.	\$0.080		N/A	
Monday thru Friday 2nd Shift - per sq. ft.	\$0.080		N/A	
Saturday and Sunday 1st Shift - per sq. ft.	\$0.080		N/A	
Saturday and Sunday 2nd Shift - per sq. ft.	\$0.080		N/A	
	Periodic Cleaning Service Rates (Should include price per person, per hour, including equipment. Prices to be utilized as an additional service or an elimination of service):			
Dry Vapor Steam Clean: per sq. ft.	\$0.25		\$0.25	
Grout Sealer: per sq. ft.	\$0.25		\$1.80	
Stain Protector: per sq. ft.	\$0.20		\$0.20	
Floor: Non-Carpet, tiled surface: Machine Scrub and Spray Buff (typically, no wax floors) per sq. ft.	\$0.15		\$0.25	
Floor: Carpet, Clean by: extraction, agitation and shampoo per sq. ft.	\$0.18		\$0.25	
Wall: tiled, stone wall panels or Acoustical wall clean and scrub per sq. ft.	\$0.25		\$0.30	
Upholstered chairs: Clean and shampoo each	\$4.00		\$5.00	
	Service Call Rates:			
Monday thru Friday (1st shift) per person, per hour	\$19.50		\$50.00	
Monday thru Friday (2nd shift) per person, per hour	\$19.50		\$50.00	
Saturday and Sunday (1st shift) per person, per hour	\$19.50		\$75.00	
Saturday and Sunday (2nd shift) per person, per hour	\$19.50		\$75.00	
Holidays per person, per hour	\$19.50		\$75.00	
Bio-Hazard Clean Up	N/A		\$75.00	
	Prices for years 2, 3 and 4 shall not exceed:			
Year 2	0%		2%	
Year 3	2%		2%	
Year 4	2%		2%	
Year 5	2%		5%	
No Bid	4 State Maintenance Supply		Servpro of Northeast Wichita	GG's Office Cleaning
	Cutting Edge Resources, Inc.		Wilson Building Maintenance	

On the recommendation of Britt Rosencutter, on behalf of Facilities Maintenance, Jennifer Blasi moved to **accept the proposal from Harris' Dream Clean, LLC and establish contract pricing at the rates listed above for one (1) year, with four (4) one year options to renew.** Tim Myers seconded the motion. The vote pasted three to two with Randy Bargdill and Angela Caudillo abstaining from the vote.

A review committee consisting of Sabrina Young - Manager's Office, Joyce Jabara - Family Court Services, Larinda Oxford - District Attorney's Office, Capt. Jared Schechter - Adult Detention Facility, David Perricone - Facilities Maintenance, and Britt Rosencutter - Purchasing evaluated all proposals based on the criteria set forth in the RFP. Two (2) vendors were short-listed, Harris' Dream Clean, LLC and Able Janitorial, Inc. After interviews with both proposers and checking the references provided, the committee unanimously chose Harris' Dream Clean, LLC.

Note:

Harris' Dream Clean, LLC is a locally owned and operated company.

Approximate 2019 annual spend for the Main Courthouse = \$223,732.80.

Approximate 2019 annual spend for the Adult Detention Facility = \$13,728.00.

#### Questions and Answers

Russell Leeds: I would ask on this item, Mr. Bargdill, is he okay to vote on this item or should he abstain based on the previous?

Mike Fessinger: Yes, Mr. Bargdill was not on the review panel for these next two items, but he nevertheless analyzed these vendors from the perspective of a review panel analyst. Therefore, even though it's not explicitly stated in Charter 68. It would be my recommendation that he abstains on the next two items.

Russell Leeds: Thank you. With that, questions from the Board on this item? I know you've explained the rationale behind the conclusion on the first one, similar conclusion on this one, this one pricing slightly different? Able coming in slightly higher than the last one. The overall pricing is slightly higher on this one, could you speak to the rationale of this panel who analyzed for their choice?

David Perricone: I can tell you during the committee meetings price was very far down the list for actual priorities. I think in the scoring it was five points. We didn't discuss pricing much at all. Able seemed more in line with the average of all the other bids. Harris' was by far the lowest for this one, but again that wasn't really taken into consideration during our meetings. Other than the objective scoring that we always do.

Russell Leeds: Based on the overall scoring, the scoring came out in favor of Harris'?

David Perricone: Yes.