

A G E N D A



Recommendation for Council Action (Purchasing)

Austin City Council	Item ID:	9454	Agenda Number	28.
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Meeting Date:	October 20, 2011
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Department:	Purchasing
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Subject

Authorize award and execution of a 36-month requirements service contract with VILLEDA BUILDING SERVICE, LLC, Pflugerville, TX, for janitorial services at the Walnut Creek Wastewater Treatment Plant for the Austin Water Utility in an estimated amount not to exceed \$46,296, with three 12-month extension options in an estimated amount not to exceed \$15,432 per extension option, for a total estimated contract amount not to exceed \$92,592.

Amount and Source of Funding

Funding in the amount of \$15,432 is available in the Fiscal Year 2011-2012 Operating Budget of the Austin Water Utility. Funding for the remaining 24-months of the original contract period and extension options is contingent upon available funding in future budgets.

Fiscal Note

There is no unanticipated fiscal impact. A fiscal note is not required.

Purchasing Language:	Lowest bid of ten bids received.
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Prior Council Action:	
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For More Information:	Sydney Ceder, Sr. Buyer /974 2035
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Boards and Commission Action:	Recommended by the Water and Wastewater Commission.
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MBE / WBE:	This contract will be awarded in compliance with Chapter 2-9C of the City Code (Minority-Owned and Women-Owned Business Enterprise Procurement Program). No subcontracting opportunities were identified; therefore, no goals were established for this solicitation.
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Related Items:	
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Additional Backup Information

This contract is to provide janitorial services for the Walnut Creek Wastewater Treatment Plant Administrative/Lab Building. The contractor will be required to provide staff to perform basic cleaning services five days per week for the approximately 10,000 square foot building.

MBE/WBE solicited: 35/8

MBE/WBE bid: 1/0

BID TABULATION
IFB No. SSC0158
JANITORIAL SERVICES AT
WALNUT CREEK WASTEWATER TREATMENT PLANT

<u>VENDOR</u>	<u>TOTAL ANNUAL BID</u>
Villeda Building Service Pflugerville, Texas	\$15,432.00
International Building Services Austin, Texas	\$17,400.00
DEW Janitorial Temple, Texas	\$21,600.00
Unified Service Associates San Antonio, Texas	\$26,938.56
K-B Contract Cleaning Austin, Texas	\$29,400.00
Capital City Janitorial, Inc.(MBE) Pflugerville, Texas	\$35,400.00
American Facility Services Alpharetta, Georgia	\$38,400.00
CTJ Maintenance Irving, Texas	\$58,500.00
Ralph Riojas Enterprises Austin, Texas	\$78,000.00
World Technical Services San Antonio, Texas	\$93,004.80

A copy of the bid tabulation is on file in the Purchasing Office and is on the City of Austin, FASD Purchasing Office website.

PRICE ANALYSIS

- a. Adequate competition.
- b. Three hundred-nineteen notices were sent, including thirty-five MBEs and eight WBEs. Ten bids were received, including one MBE, with no response from the WBEs. Three "No Bids" were received.
- c. This is the first janitorial contract for this facility; therefore, there is no pricing history available. In the past, City staff has performed these duties, but AWU has determined that obtaining a contract would be a cost savings.

APPROVAL JUSTIFICATION

- a. Lowest bid.
- b. The Purchasing Office concurs with the Austin Water Utility's recommended award.
- c. Advertised in the Austin American-Statesman and on the Internet.