



## Legislation Details (With Text)

**File #:** 2625-2013      **Version:** 1  
**Type:** Ordinance      **Status:** Passed  
**File created:** 11/4/2013      **In control:** Finance Committee  
**On agenda:** 12/2/2013      **Final action:** 12/5/2013

**Title:** To authorize the Finance and Management Director, on behalf of the Facilities Management Division, to modify an existing contract with K & M Kleening Service, Inc. to provide ongoing custodial services at Columbus Public Health and the Columbus Police Academy; to waive competitive bidding provisions of the Columbus City Codes, 1959; to authorize the expenditure of \$401,752.70 from the General Fund; and to declare an emergency. (\$401,752.70)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. BidWaiverForm\_K&M Kleening

Date	Ver.	Action By	Action	Result
12/5/2013	1	CITY CLERK	Attest	
12/4/2013	1	MAYOR	Signed	
12/2/2013	1	COUNCIL PRESIDENT	Signed	
12/2/2013	1	Columbus City Council	Approved	Pass

**BACKGROUND:** This ordinance authorizes the Finance & Management Director, on behalf of the Facilities Management Division, to modify an existing contract with K&M Kleening Service, Inc. to provide for ongoing custodial services at Columbus Public Health and the Columbus Police Academy. These facilities were previously contracted under a separate agreement for custodial services, however it was discovered that there was a material contract breach on the part of the approved vendor. This contract was thereby terminated and a Mayor's Emergency Letter was executed to provide bridge custodial services and funding until mutually acceptable terms and compensation could be determined. K&M Kleening was selected as the replacement vendor, as they already supply custodial services at the Fire Training Academy, the Fire Training Building, and the Practical Skills Building and as such have the necessary skills and capacity to provide needed services at Columbus Public Health and the Columbus Police Academy. Furthermore, K&M Kleening will supply the needed custodial services at a lower overall cost to the City, with approximate annual savings of \$10,000. This ordinance also seeks to waive competitive bidding to ensure that needed custodial services can be supplied immediately at Columbus Public Health and the Columbus Police Academy. Future contract(s) for custodial services at these facilities will be competitively bid by the Facilities Management Division prior to the expiration of this contract. In the interim, contract language, frequencies, supplies, equipment etc. will be reviewed over the next several months to ensure that future bid solicitations minimize division costs and maximize service coverage.

**Emergency action** is requested to so that custodial services may continue without interruption, thereby ensuring the safety and cleanliness of the buildings.

K & M Kleening Service, Inc. Contract Compliance No. 02-0553299, expiration date April 30, 2015.

**Fiscal Impact:** The funds necessary for this modification are budgeted within the 2013 Facilities Management Division

operating budget.

To authorize the Finance and Management Director, on behalf of the Facilities Management Division, to modify an existing contract with K & M Kleening Service, Inc. to provide ongoing custodial services at Columbus Public Health and the Columbus Police Academy; to waive competitive bidding provisions of the Columbus City Codes, 1959; to authorize the expenditure of \$401,752.70 from the General Fund; and to declare an emergency. (\$401,752.70)

**WHEREAS**, pursuant to ordinance 0180-2013, the Finance & Management Director, on behalf of the Facilities Management Division, entered into a custodial services contract with K&M Kleening Service, Inc. at the Fire Training Academy, 3639 Parsons Avenue; Fire Training Building, 3675 Parsons Avenue; and the Practical Skills Building, 3633 Parsons Avenue; and

**WHEREAS**, the Facilities Management Division formally bid for these custodial services and K&M Kleening was selected as the lowest, responsive, and responsible bidder; and

**WHEREAS**, pursuant to ordinances 2236-2012 and 0250-2013, the Finance & Management Director, on behalf of the Facilities Management Division, entered into a custodial services contract with Mid-American Cleaning Contractors for custodial services at Columbus Public Health and the Columbus Police Academy; and

**WHEREAS**, it was determined that Mid-American Cleaning Contractors breached said contract, thereby requiring contract termination and the need to identify a replacement vendor; and

**WHEREAS**, K&M Kleening was selected as the replacement vendor, as they already supply custodial services at the Fire Training Academy, the Fire Training Building, and the Practical Skills Building and as such have the necessary skills and capacity to provide the such services at Columbus Public Health and the Columbus Police Academy; and

**WHEREAS**, K&M Kleening has agreed to modify contract AE010848 to and including September 30, 2014, and it is in the best interest of the City to exercise this option for reasons addressed in the Background section above; and

**WHEREAS**, in order to avoid a lapse in the ability to provide custodial services for certain City facilities, this ordinance is being submitted for approval as an emergency measure and a request for waiver of competitive bidding provisions of the Columbus City Code; and

**WHEREAS**, an emergency exists in the usual daily operation of the Finance and Management Department, Facilities Management Division, in that it is immediately necessary to authorize the Finance and Management Director to modify an existing contract with K & M Kleening Service, Inc. to provide for custodial services at Columbus Public Health and the Columbus Police Academy, to ensure the cleanliness of the buildings without interruption, thereby preserving the public health, peace, property, safety, and welfare; now, therefore:

**BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:**

**SECTION 1.** That the Finance and Management Director, on behalf of the Facilities Management Division, is hereby authorized to modify existing contract AE010848 with K & M Kleening Service, Inc. to provide for custodial services at Columbus Public Health and the Columbus Police Academy.

**SECTION 2.** That the expenditure of \$401,752.70, or so much thereof as may be necessary in regard to the action authorized in SECTION 1, be and is hereby authorized and approved as follows:

Division: 45-07  
Fund: 010

OCA Code: 450041  
Object Level 1: 03  
Object Level 3: 3396  
Amount: \$401,752.70

**SECTION 3.** That City Council has determined that it is in the best interest of the City of Columbus that the formal competitive bidding requirements of the Columbus City Codes, 1959 be and are hereby waived to allow for the modification and extension of the current contract with K&M Kleening Service Inc. for custodial services.

**SECTION 4.** That the City Auditor is authorized to make any accounting changes to revise the funding source for all contracts or contract modifications associated with this ordinance.

**SECTION 5.** That for reasons stated in the preamble hereto, which is hereby made a part hereof, this ordinance is hereby declared to be an emergency measure and shall take effect and be in force from and after its passage and approved by the Mayor, or ten days after passage if the Mayor neither approves or vetoes the same.