



## Legislation Details (With Text)

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**File #:** 3385-2023      **Version:** 1

**Type:** Ordinance      **Status:** Passed

**File created:** 11/21/2023      **In control:** Public Utilities Committee

**On agenda:** 12/11/2023      **Final action:** 12/14/2023

**Title:** To authorize the Director of Public Utilities to modify a contract with K & M Kleening Service, Inc. to add janitorial services at various Department of Public Utilities, Division of Water and Division of Sewerage and Drainage facilities; to authorize the expenditure of \$363,384.27 from the Water and Sanitary Sewer Operating Funds; and to declare an emergency. (\$363,384.27)

**Sponsors:**

**Indexes:** MBE Participation

**Code sections:**

**Attachments:** 1. ORD 3385-2023 Department of Finance and Management 2024 Responsible Wage, 2. ORD 3385-2023 Modification 2 DOW Wage Increase Proposal, 3. ORD 3385-2023 Modification 2 DOSD Wage Increase Proposal, 4. ORD 3385-2023 Janitorial Services FEM 0102.9 - Mod. #2 - K&M - Additional info, 5. ORD 3385-2023 Financial Coding - Janitorial Services FEM 0102.9 - Mod..pdf

Date	Ver.	Action By	Action	Result
12/14/2023	1	ACTING CITY CLERK	Attest	
12/13/2023	1	MAYOR	Signed	
12/11/2023	1	COUNCIL PRESIDENT	Signed	
12/11/2023	1	Columbus City Council	Approved	Pass

This legislation authorizes the Director of Public Utilities (DPU) to modify a contract with K & M Kleening Service, Inc. to provide janitorial services for Division of Water (DOW) and Division of Sewerage and Drainage (DOSD) facilities. DOW facilities include watershed buildings at Griggs and Hoover reservoirs, Hap Cremean Water Plant, Parsons Avenue Water Plant, DPU and Division of Power (DOP) offices, DOW offices, and DOW meter offices. DOSD facilities include the Southerly Wastewater Treatment Plant, Jackson Pike Wastewater Treatment Plant, Compost Facility and the Sewer Maintenance Operations Center. Other sites may be added in the future.

The work to be performed under the contract includes cleaning services for office areas and industrial-type areas such as storerooms, stock rooms, construction trailers, areas adjacent to garages, kitchens, and break rooms. DOW shall furnish any and all cleaners, disinfectants, waxes, wax stripping materials, wastebasket liners, toilet seat liners, sanitation products and any other products required to provide the cleaning services.

The Department of Public Utilities solicited competitive bids for janitorial services in accordance with the relevant provisions of Chapter 329 of City Code (RFSQ 022039). One (1) bid was received and publicly opened on June 29, 2022. The sole bidder was K & M Kleening Service, Inc.

This original contract, authorized by Ordinance 2262-2022, went into effect September 21, 2022. It was bid as a one (1) year contract with an option for three (3) additional years contingent on agreement between the City and the Contractor and approval of City Council. The original agreement was only for janitorial services at Division of Sewerage and Drainage (DOSD) facilities. Modification #1 added janitorial services for DOW facilities. The contract has been renewed once.

This proposed modification is required due to the passage of Ordinance 2052-2023, which amended City Code to require all contractors of service contracts to pay their employees the responsible wage for 2024 as set by the Department of Finance and Management. Previously this Contractor was exempt in accordance with City Code, Ordinance 2052-2023 removed all exemptions for new and existing contracts. The funds authorized by this ordinance will provide the necessary funds to pay the wages in accordance with Ordinance 2052-2023 starting 01/01/2024 to the end of the current term 09/24/2024.

**SUPPLIER:**

K & M Kleening Service, Inc. | EIN on file | D365 Vendor #000077 | Expires 2/13/2025 |  
The company holds MBE status.

The Contractor is not debarred according to the Excluded Party Listing System of the Federal Government or prohibited from being awarded a contract according to the Auditor of State Unresolved Findings for Recovery Certified Search.

**FISCAL IMPACT:**

\$363,384.27

\$746,156.01 has been spent in 2023

\$90,691.84 was spent in 2022

\$0.00 was spent in 2021

**EMERGENCY DESIGNATION:**

This ordinance is being submitted as an emergency in order to add funds for the period 1/1/2024 through 09/24/2024 to comply with Ordinance 2052-2023, which amended City Code to require all contractors of service contracts to pay their employees the responsible wage for 2024 as set by the Department of Finance and Management.

To authorize the Director of Public Utilities to modify a contract with K & M Kleening Service, Inc. to add janitorial services at various Department of Public Utilities, Division of Water and Division of Sewerage and Drainage facilities; to authorize the expenditure of \$363,384.27 from the Water and Sanitary Sewer Operating Funds; and to declare an emergency. (\$363,384.27)

**WHEREAS**, the Department of Public Utilities solicited competitive bids for janitorial services in accordance with the provisions of Chapter 329 of City Code through RFSQ 022039; and

**WHEREAS**, one (1) bid was received and opened on June 29, 2022; and

**WHEREAS**, the sole bidder was K&M Kleening Service, Inc., which holds MBE status; and

**WHEREAS**, the contract was bid as a one (1) year contract and permitted three (3) additional renewal years based upon mutual agreement of the parties, availability of budgeted funds, and approval of City Council; and

**WHEREAS**, if other facilities need to be added in the future, a modification would be requested; and

**WHEREAS**, the original agreement was only for janitorial services at DOSD facilities; and

**WHEREAS**, modification #1 added janitorial services at various DOW facilities to the contract; and

**WHEREAS**, renewed #1 renewed the contract for DOSD and DOW facilities through September 24, 2024; and

**WHEREAS**, there is a need to further modify the contract in order to comply with Ordinance 2052-2023, which amended City Code to require all contractors of service contracts to pay their employees the responsible wage for 2024 as set by the Department of Finance and Management; and

**WHEREAS**, the expenditure of \$363,384.27 or so much thereof as may be needed, is hereby authorized in Fund 6000, Water Operating Fund, as \$185,557.32 from object class 03, Services, and in Fund 6100, Sanitary Sewer Operating Fund, as \$177,826.95 from object class 03, Services, per the accounting codes in the attachment to this ordinance; and

**WHEREAS**, an emergency exists in the usual daily operation of the Department of Public Utilities, Division of Water and Division of Sewerage and Drainage, in that it is immediately necessary to authorize the Director of Public Utilities to modify a contract for janitorial services with K & M Kleening Service, Inc., without delay in order to add funds for the period 1/1/2024 through 9/24/2024 to comply with Ordinance 2052-2023, which amended City Code to require all contractors of service contracts to pay their employees the responsible wage for 2024 as set by the Department of Finance and Management, all for the immediate preservation of the public health, peace, property and safety; and **NOW, THEREFORE**

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

**SECTION 1.** That the Director of Public Utilities is hereby authorized to modify a contract with K & M Kleening Service, Inc., 1846 Federal Parkway, Columbus, Ohio 43207, for janitorial services at various Division of Water and Division of Sewerage and Drainage facilities.

**SECTION 2.** That this contract is in accordance with the relevant provisions of Chapter 329 of City Code.

**SECTION 3.** That the expenditure of \$363,384.27 or so much thereof as may be needed, is hereby authorized in Fund 6000, Water Operating Fund, as \$185,557.32 from object class 03, Services, and in Fund 6100, Sanitary Sewer Operating Fund, as \$177,826.95 from object class 03, Services, per the accounting codes in the attachment to this ordinance.

**SECTION 4.** That the funds necessary to carry out the purpose of this ordinance are hereby deemed appropriated and the City Auditor shall establish such accounting codes as necessary.

**SECTION 5.** 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 6.** That for the 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 approval by the Mayor, or ten days after passage if the Mayor neither approves nor vetoes the same.