



Legislation Details (With Text)

File #: 0554-2023 **Version:** 1

Type: Ordinance **Status:** Passed

File created: 2/10/2023 **In control:** Public Utilities Committee

On agenda: 2/27/2023 **Final action:** 3/1/2023

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 facilities; to authorize the expenditure of \$558,576.00 from the Water Operating Fund; and to declare an emergency. (\$558,576.00)

Sponsors:

Indexes:

Code sections:

Attachments: 1. ORD 0554-2023 Financial Coding - Janitorial Services FEM 0102.9 - Mod..pdf, 2. ORD 0554-2023 Janitorial Services FEM 0102.9 - Mod. #1 - K&M - Additional info, 3. ORD 0554-2023 - K&M - Janitorial Services (FEM 0102.9) - Mod. #1 - Vendor Quote & Staffing Plan, 4. ORD 0554-2023 - K&M - Janitorial Services (FEM 0102.9) - Mod. #1 - Vendor Quote, 5. ORD 0554-2023 - K&M - Janitorial Services (FEM 0102.9) - Mod. #1 - Subcontractor From

Date	Ver.	Action By	Action	Result
3/1/2023	1	CITY CLERK	Attest	
2/28/2023	1	MAYOR	Signed	
2/27/2023	1	COUNCIL PRESIDENT	Signed	
2/27/2023	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 the following Division of Water (DOW) facilities: the 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. 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.

The original contract 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. The proposed Modification #1 will be for janitorial services at DOW facilities for 12 months. The first anticipated renewal will renew these DOW facilities for 5 additional months to align them with the DOSD facilities timeline.

MINORITY AND WOMAN OWNED BUSINESS ENTERPRISE & SMALL LOCAL BUSINESS ENTERPRISE PROGRAM:

The ODI declared Goal for this project was 25%. K & M Kleening Service Inc. has declared that the MBE/WBE goal was met with a proposed participation level of 100%. The documentation submitted with the bid was reviewed and approved by the Office of Diversity and Inclusion. K & M Kleening Service added two subcontractors for the proposed Modification #1. One of them, The Buddie System, is a certified MBE and WBE, while the other, Just 4 U Cleaning Services, is not. The project still exceeds the initial 25% goal.

SUPPLIER:

K & M Kleening Service, Inc. | EIN 02-0553299 | D365 Vendor #000077 | Expires 2/13/2025 |
The company holds MBE status.

SUBCONTRACTORS:

The Buddie System LLC | EIN 81-1657710 | D365 Vendor #042034 | Expires 1/20/2025 |
The company holds MBE and WBE status.

Just 4 U Cleaning Services | EIN 47-2521973 | D365 Vendor #044357 | Expires 2/10/2025 |
The company does not hold MBE or WBE status.

The Contractor and Subcontractors are 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:

\$558,576.00

Labor:	\$550,826.20
Materials:	\$7,749.80
Total:	\$558,576.00

\$136,037.76 has been spent in 2023
\$45,345.92 was spent in 2022
\$0.00 was spent in 2021

EMERGENCY DESIGNATION:

This ordinance is being submitted as an emergency in order to avoid a lapse in critical janitorial services at various DOW facilities. DOW's existing contract for janitorial services ends 2/28/2023 and it was determined the best course of action was to add DOW facilities to DOSD's janitorial services contract. This specific modification was unanticipated but the original contract permitted the addition of other DPU facilities.

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 facilities; to authorize the expenditure of \$558,576.00 from the Water Operating Fund; and to declare an emergency. (\$558,576.00)

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, there is a need for janitorial services for various Department of Public Utilities, Division of Water facilities, specifically at the 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; and

WHEREAS, this proposed Modification #1 will add DOW facilities to the contract for 12 months; and

WHEREAS, the vendor intends to use a subcontractor for some of the work under Modification #1, and this Subcontractor, The Buddie System LLC, is certified as an MBE and WBE; and

WHEREAS, the expenditure of \$558,576.00 or so much thereof as may be needed, is hereby authorized in Fund 6000, Water Operating Fund, as \$550,826.20 from object class 03, Services, and \$7,749.80 from object class 02, Materials & Supplies, 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 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., in order to avoid a lapse in critical janitorial services at various DOW facilities; 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, to add janitorial services at various Division of Water facilities.

SECTION 2. That the expenditure of \$558,576.00 or so much thereof as may be needed, is hereby authorized in Fund 6000, Water Operating Fund, as \$550,826.20 from object class 03, Services, and \$7,749.80 from object class 02, Materials & Supplies, per the accounting codes in the attachment to this ordinance.

SECTION 3. 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 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 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.