Legislation Details (With Text)

File #:	1570-2025 **Version:** 1		
Type:	Ordinance	**Status:**	Passed
File created:	5/30/2025	**In control:**	Public Utilities & Sustainability Committee
On agenda:	7/14/2025	**Final action:**	7/17/2025
Title:	To authorize the Director of Public Utilities to renew its contract with K & M Kleening Service, Inc. for janitorial services at various Department of Public Utilities, Division of Sewerage and Drainage and Division of Water facilities; and to authorize the expenditure of $808,873.76 (Water Operating) and $894,209.90 (Sanitary Sewer Operating). ($1,703,083.66)		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. ORD 1570-2025 - Information Sheet - DOSD FEM Janitorial Services - 0102.9 Renewal 3, 2. ORD 1570-2025 - K&M Kleening SOS, 3. ORD 1570-2025 Financial Coding		

Date	Ver.	Action By	Action	Result
7/17/2025	1	CITY CLERK	Attest	
7/16/2025	1	MAYOR	Signed	
7/14/2025	1	COUNCIL PRESIDENT	Signed	
7/14/2025	1	Columbus City Council	Approved	Pass
6/30/2025	1	Columbus City Council	Read for the First Time	

This legislation authorizes the Director of Public Utilities (DPU) to renew its contract with K & M Kleening Service, Inc. to provide Janitorial Services for various Department of Public Utilities Facilities. The work to be performed under these specifications will be at Division of Sewerage and Drainage (DOSD) Janitorial Services at the Southerly Wastewater Treatment Plant, Jackson Pike Wastewater Treatment Plant, Compost Facility and the Sewer Maintenance Operations Center; Division of Water (DOW) Janitorial Services at Griggs and Hoover Watershed facilities, Hap Cremean Water Plant, Parsons Ave Water Plant, Department of Public Utilities Offices, and various Division of Water Offices at 917 Dublin Rd and 3500 and 3568 Indianola Ave. Other Department sites may be added in the future. The work to be performed under these specifications will include cleaning services for not only office areas but also other industrial type areas such as store rooms, stock rooms, and construction trailers, areas adjacent to garages, kitchens and break rooms. The Contractor shall furnish any and all cleaners, disinfectants, waxes, wax stripping materials, wastebasket liners, toilet seat liners, sanitation pad liners and any other products required to provide the cleaning services for DOSD. DOW will provide the majority of cleaning materials for the Contractor's use**, due to current janitorial supplies on hand when those services were performed in-house**.

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 (Ordinance 0554-2023) 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 Modification #1 added janitorial services at DOW facilities. The original contract allows for three (3) extension periods on a year to year basis. ORD2029-2023 was requested for the first renewal of this agreement, the first

renewal was then modified with ORD3385-2023 to account for the prevailing wage requirements not originally anticipated in the contract bid. This current renewal is the second renewal of the contract. This current renewal is to provide the funding necessary for the payment of services to be provided through September 2026.

Original - $598,556.15 (PO346681)
Modification #1 - $558,576.00 (PO371840)
Renewal #1 - $922,336.00 (PO407801)
Modification #2 - $363,384.27 (PO422259)
Renewal #2 - $1,607,902.11 (PO466164)
Renewal #3 - $1,703,083.66 (PENDING)
Total - $5,753,838.19

SUPPLIER:

K & M Kleening Service, Inc.; D365 Vendor #000077; Expires 1/27/27. K & M Kleening Service, Inc. holds MBE status.

The company 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:

$1,703,083.66 is budgeted and needed for this purchase as follows:

DOSD Labor: $846,527.85
DOSD Materials: $47,682.05
DOW Labor: $805,986.47
DOW Materials: $2,887.29
Grand Total: $1,703,083.66

$637,913.84 has been spent in 2025 as of May 30th, 2025.
$1,483,336.50 was spent in 2024
$924,943.85 was spent in 2023

To authorize the Director of Public Utilities to renew its contract with K & M Kleening Service, Inc. for janitorial services at various Department of Public Utilities, Division of Sewerage and Drainage and Division of Water facilities; and to authorize the expenditure of $808,873.76 (Water Operating) and $894,209.90 (Sanitary Sewer Operating). ($1,703,083.66)

WHEREAS, there is a need for janitorial services for various Department of Public Utilities, Division of Sewerage and Drainage and Division of Water facilities, specifically at Southerly Wastewater Treatment Plant, Jackson Pike Wastewater Treatment Plant, Compost Facility and the Sewer Maintenance Operations Center, Griggs and Hoover Watershed facilities, Hap Cremean Water Plant, Parsons Ave Water Plant, Department of Public Utilities Offices, and various Division of Water Offices at 917 Dublin Rd and 3500 and 3568 Indianola Ave. Other department sites may be added in the future; and

WHEREAS, the Department of Public Utilities solicited competitive bids for janitorial services in accordance with the provisions of Chapter 329 of City Code; 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 would be for a period of one (1) year from the date of execution, in October of 2022, and permits 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 Department of Public Utilities wishes to renew the contract with K&M Kleening Service, Inc. to provide the necessary funding and extend the contract through September 25, 2026; and

WHEREAS, the expenditure of $808,873.76 or so much thereof as may be needed, is hereby authorized in Fund 6000, Water Operating Fund, as $805,986.47 from object class 03, Services, and $2,887.29 from object class 02, Materials & Supplies, as well as $894,209.90 in Fund 6100, Sewerage and Drainage Operating Fund, as $846,527.85 from object class 03, Services, and $47,682.05 from object class 02, Materials & Supplies, per the accounting codes in the attachment to this ordinance; and

WHEREAS, it has become necessary in the usual daily operation of the Department of Public Utilities, to authorize the Director of Public Utilities to renew its contract with K & M Kleening Service, Inc. for janitorial services at various Department of Public Utilities, Division of Sewerage and Drainage and Division of Water 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 renew its contract with K & M Kleening Service, Inc., 1846 Federal Parkway, Columbus, Ohio 43207, for janitorial services at various Division of Sewerage and Drainage and Division of Water facilities. Total amount of renewal No. 3 is $1,703,083.66. This renewal will extend the contract through and including September 25, 2026. Total contract amount including this second renewal is $5,753,838.19.

SECTION 2. That this renewal is in accordance with the relevant provisions of Chapter 329 of City Code relating to contract modifications and renewals.

SECTION 3. That the expenditure of $1,703,083.66or so much thereof as may be needed, is hereby authorized in Funds 6100 and 6000, Sewerage and Drainage Operating and Water Operating Funds, in object classes 02 and 03, Materials & Supplies and 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 this Ordinance shall take effect and be in force from and after the earliest period allowed by law.

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