



# City of Columbus

Office of City Clerk  
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columbuscitycouncil.org

## Legislation Text

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**File #:** 0605-2021, **Version:** 1

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The purpose of this legislation is to authorize the Director of Public Utilities to renew its contract with K&M Kleening Service, Inc. for the purpose of providing Janitorial Services for various Department of Public Utilities facilities. The work to be performed under these specifications will be Janitorial Services at the Southerly Wastewater Treatment Plant, Jackson Pike Wastewater Treatment Plant, Compost Facility, and the Sewer Maintenance Operations Center. Other Department sites may be added in the future. The work to be performed under these specifications includes cleaning services for not only office areas but also other industrial type areas such as store rooms, stock rooms, 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 products and any other products required to provide the cleaning services. The Department of Public Utilities solicited competitive bids for the subject services in accordance with the provisions of Section 329 (RFQ007794). 95 vendors were solicited, one (1) bid was received and publicly opened on 2/14/18. The sole bidder was K&M Kleening Service, Inc. (MBE). The bidder incorrectly added a 1% contingency instead of the specified 10% contingency. The bidder's total cost was mathematically corrected to include the 10% contingency. The bid was reviewed by the City Attorney and it was decided to be in the best interest of the City to waive the provisions of competitive bidding and enter into contract with K&M Kleening Service, Inc. The 10% contingency would be utilized to fund needed and approved changes in the work.

The original contract was for one (1) year to and including April 1, 2019. The contract language allows for the Department of Public Utilities to renew the contract for three (3) additional years based upon mutual agreement of the parties, availability of budgeted funds, and approval by City Council. If unforeseen issues or difficulties are encountered that would require additional funding, a modification would be requested. This proposed renewal #3 is for year 4 of the contract. The contract will be extended through April 1, 2022.

**SUPPLIER:** K&M Kleening Service, Inc. (02-0553299), DAX Vendor #000077, Expires 1/22/23. 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.

1. Amount of additional funds: Total amount of additional funds needed for this contract renewal Number 3 is \$230,000.00. Total contract amount including this modification is \$1,005,307.14.

2. Reason additional funds were not foreseen: The need for additional funds was known at the time of the initial contract, as this is an annual expenditure.

3. Reason other procurement processes not used: Work under this renewal is a continuation of services included in the scope of the original bid contract. No lower pricing/more attractive terms and conditions are anticipated at this time.

4. How was cost determined: The cost, terms, and conditions are in accordance with the original agreement.

**FISCAL IMPACT:** \$230,000.00 is budgeted and needed for this purchase as follows:

Labor: \$220,000.00  
Materials: \$ 10,000.00  
Total: \$230,000.00

\$249,496.18 was spent in 2020  
\$234,434.46 was spent in 2019

To authorize the Director of Public Utilities to renew and increase its contract with K&M Kleening Service, Inc. to provide Janitorial Services for various facilities of the Department of Public Utilities; and to authorize the expenditure of \$230,000.00 from the Sewer Operating Sanitary Fund. (\$230,000.00)

**WHEREAS**, there is a need for Janitorial Services for the various Department of Public Utilities facilities. The work to be performed under these specifications will be Janitorial Services at the Southerly Wastewater Treatment Plant, Jackson Pike Wastewater Treatment Plant, Compost Facility and the Sewer Maintenance Operations Center. 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 Section 329 of City Code; and

**WHEREAS**, one (1) bid was received and reviewed by the Department of Public Utilities on 2/14/18, RFQ007794, for Janitorial Services; and

**WHEREAS**, the sole bidder was K&M Kleening Service, Inc. (MBE); and

**WHEREAS**, the bidder incorrectly added a 1% contingency instead of the specified 10% contingency, therefore the bidder's total cost was mathematically corrected to include the 10% contingency; and

**WHEREAS**, it was determined to be in the best interest of the City to waive competitive bidding and enter into contract with K&M Kleening Service, Inc.; and

**WHEREAS**, the original contract was for one (1) year to and including April 1, 2019. The contract language allows for the Department of Public Utilities to renew the contract for three (3) additional years based upon mutual agreement of the parties, availability of budgeted funds, and approval by City Council; 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 April 1, 2022; and

**WHEREAS**, if unforeseen issues or difficulties are encountered that would require additional funding, a modification would be requested; 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 for Janitorial Services with K&M Kleening Service, Inc.; now, therefore

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

**SECTION 1.** That the Director of Public Utilities be and hereby is authorized to renew and increase contract No. PO167908 with K&M Kleening Service, Inc., 4429 Professional Parkway, Groveport, Ohio 43125-9228, for Janitorial Services at the various facilities of the Department of Public Utilities, in accordance with the terms and conditions on file in the office of the Division of Sewerage and Drainage. Total amount of renewal No. 3 is \$230,000.00. Total contract amount including this renewal is \$1,005,307.14. This renewal will extend the contract through and including April 1, 2022.

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

**SECTION 3.** That the expenditure of \$230,000.00 or so much thereof as may be needed, is hereby authorized in Fund 6100 Sewerage System Operating Fund, for the amount of \$10,000.00 in object class 02 Materials & Supplies, and for the amount of \$220,000.00 in 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 this ordinance shall take effect and be in force from and after the earliest period allowed by law.