COUNTY AGENDA REQUEST

Department:	Purchasing	Presenter(s):	Ted Burgess
Meeting Date:	Thursday, July 12, 2012	Type of Request:	Consent

Wording for the Agenda:

Approval of staff's recommendation to modify the awarding of Bid #823 by rescinding the award for cleaning services of the Library to Chi-Ada, to award an annual contract to Imagann Cleaning Services, Inc. for cleaning the Library, at the rate of $1,663 per month, not to exceed $19,956.00, and to authorize the Chairman to sign the contract for these services after review by the County Attorney.

Background/History/Details:

The Purchasing Department released invitation to bid #823 to procure cleaning services for several county facilities, including the Library. The Library cleaning contract was awarded to Chi-Ada Corporation. The contract was signed by Chi-Ada and the county, and fully executed. The Purchasing Department issued a letter to proceed with the work on June 12.

A Chi-Ada representative had attended the pre-bid conference and toured the Library with other potential bidders. The invitation to bid specified that the Library contained 32,927 square feet. Even so, the Chi-Ada representative went to the Library on June 21 for a second tour, at which time he stated that he had not realized how big the Library was. He then contact the Purchasing Department on that same day, and said he did not wish to work under the contract.

The current contractor - Imagann Cleaning Service, Inc. cleaned the Library under contract in Fiscal Year 2012. The had submitted the second-lowest bid for Fiscal Year 2013, in response to bid #823. Staff recommend that the county contract with Imagann Cleaning Services to clean the Library in Fiscal Year 2013.

What action are you seeking from the Board of Commissioners?

Approval of staff's recommendation to modify the awarding of Bid #823 by rescinding the award for cleaning services of the Library to Chi-Ada, to award an annual contract to Imagann Cleaning Services, Inc. for cleaning the Library, at the rate of $1,663 per month, not to exceed $19,956.00, and to authorize the Chairman to sign the contract for these services after review by the County Attorney.

If this item requires funding, please describe:

Funds are included in the Library's budget for cleaning services.

Has this request been considered within the past two years?	No	If so, when?	
Is Audio-Visual Equipment Required for this Request?*	No	Backup Provided with Request?	Yes

**** All audio-visual material must be submitted to the County Clerk's Office no later than 48 hours prior to the meeting. It is also your department's responsibility to ensure all third-party audio-visual material is submitted at least 48 hours in advance.***

Approved by Finance	Yes	Reviewed by Legal	Yes
Approved by Purchasing	Yes	County Clerk's Approval	Yes
Administrator's Approval			

Staff Notes:

The expenditures for this request are not to exceed $19,956.00 for twelve months.

Fayette County GEORGIA

Where Quality Is A Lifestyle

To: Jack Krakeel

From: Ted L. Burgess

Date: June 25, 2012

Subject: Library Cleaning Portion of Bid #823

The county awards annual contracts for cleaning services for the Water System, Public Works, McElroy House, the Public Defender's Office, the E-911 Command Center, and the Library. The Purchasing Department issued invitation to bid #823 to procure cleaning services for Fiscal Year 2013. Contracts were awarded for all facilities.

The invitation to bid stated the number of square feed comprising each facility, including 32,927 square feet for the Library. It must be cleaned daily, because of the number of visitors.

Chi-Ada Corporation, a janitorial and security services firm headquartered in Miami, was one of the vendors that participated in the bidding process. A pre-bid conference was held on March 6, 2012. The conference incorporated a tour of all facilities in the bid, starting with the Library. A Chi-Ada representative attended the conference, and toured the Library.

Chi-Ada Corporation was awarded the contract to clean the Library at their bid price, which equals $14,451.36 for 12 months. The contract was signed by both parties and executed. The Purchasing Department sent Chi-Ada a notice to proceed on June 12. On June 21, a Chi-Ada representative came to the Library for a second tour. He said that the Library was much bigger than he had thought. That same day, Chi-Ada contacted the Purchasing Department and stated that they did not want the contract. They said that they had not realized how big the Library was, and could not do it for the price offered. Language in the contract allows either party to cancel the contract with 30 days' notice.

Imagann Cleaning Service, Inc. is the company that cleaned the Library under the Fiscal Year 2012 contract. Imagann was the second-lowest bidder for cleaning the Library in Fiscal Year 2013, at the rate of $19,956.00 for 12 months.

Building and Grounds Maintenance and the Purchasing Department recommend that the contract for cleaning the Library be awarded to Imagann Cleaning Service, Inc.

Attachment

Bids to Clean the Fayette County Library
Response to Bid #823

RESPONDENTS NAME	Monthly Bid	Annual Amount
A-ACTION JANITORIAL SERVICE	**$1,701.00**	**$20,412.00**
AMERICAN FACILITY SERVICES, INC.	**1,950.00**	**23,400.00**
ASSOCIATION MANAGEMENT GROUP	**6,495.00**	**77,940.00**
BUILDING MAINTENANCE SERVICES, INC.	**1,800.00**	**21,600.00**
C & T JANITORIAL SERVICES	**-**	**-**
CHI-ADA CORPORATION	~~**1,204.28**~~	~~**14,451.36**~~
CNR RESTORATIONS GROUP LLC	**2,506.73**	**30,080.76**
DREAM TEAM SERVICES INC. DBA DREAM TEAM BLDG. MAINT.	2,158.00	**25,896.00**
DREAM TEAM SERVICES INC. with 1% Discount	**2,136.42**	**25,637.04**
HAND CLEANING SERVICES		**-**
IMAGANN CLEANING SERVICE, INC.	**1,663.00**	**19,956.00**
INTERCONTINENTAL COMMERCIAL SERVICES, INC. (ICS, INC.)	**1,750.00**	**21,000.00**
J & M CLEANING SERVICES	**6,500.00**	**78,000.00**
J & S CONTRACT CLEANING:		
Monthly janitorial services	4,810.00	57,720.00
Carpet cleaning (assumes twice per year)*	375.00	4,500.00
Strip / wax tile floors(assumes twice per year)*	67.50	810.00
Total J&S Contract Cleaning	**5,252.50**	**63,030.00**
KAIJAY C1 ENTERPRISE LLC	**2,300.00**	**27,600.00**
OJS SYSTEMS	**1,944.00**	**23,328.00**
PERFORMANCE CLEANING GROUP	**3,500.00**	**42,000.00**
REAL CLEAN RCI	**3,128.07**	**37,536.84**
SIMPLY CLEAN CLEANING	**NO BID**	**NO BID**
SMITTY'S CAREFUL CLEANING SERVICE INC.	**2,119.44**	**25,433.28**
THE DREXAL GROUP, LLC.	2,100.00	**25,200.00**
THE DREXAL GROUP, LLC. With 10% DISCOUNT	**1,890.00**	**22,680.00**
TRIBOND, LLC	**3,951.24**	**47,414.88**
WHITLEY CLEANING SERVICES (W.C.S., INC.)	**2,525.00**	**30,300.00**
WILSONET ENTERPRISES	**3,322.00**	**39,864.00**

*J&S bid the following on an "Each Time" basis
(translated to a monthly basis above for comparison):

Carpet cleaning: semi-annual or as needed	2,250.00
Strip/wax tile floors: semi-annual or as needed	405.00