



Legislation Details (With Text)

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On agenda:	5/13/2020		Final action:	5/13/2020	
Title:	Authorize a five-year service contract for janitorial services for the Department of Aviation - Member's Building Maintenance, LLC, most advantageous proposer of eighteen - Not to exceed \$12,600,444 - Financing: Aviation Fund (subject to annual appropriations)				
Sponsors:					
Indexes:	2				
Code sections:					
Attachments:	1. Resolution				

Date	Ver.	Action By	Action	Result
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STRATEGIC PRIORITY: Government Performance and Financial Management

AGENDA DATE: May 13, 2020

COUNCIL DISTRICT(S): 2

DEPARTMENT: Office of Procurement Services

EXECUTIVE: Elizabeth Reich

SUBJECT

Authorize a five-year service contract for janitorial services for the Department of Aviation - Member's Building Maintenance, LLC, most advantageous proposer of eighteen - Not to exceed \$12,600,444 - Financing: Aviation Fund (subject to annual appropriations)

BACKGROUND

This action does not encumber funds; the purpose of a service contract is to establish firm pricing for services, for a specific term, which are ordered on an as needed basis.

This service contract will provide janitorial services for the daily cleanliness and care of the Dallas Love Field Airport Terminal servicing 18 million visitors annually. This service contract will allow 24 hours a day, 365 days per year, janitorial services and for all public and office areas at Dallas Love Field Terminal. Maintaining facility aesthetics, sanitary conditions, constant janitorial, and daily floor maintenance services are required for areas at Dallas Love Field airport.

A six-member committee from the following departments reviewed and evaluated the qualifications:

- Building Services Department (1)
- Department of Aviation (2)
- Police Department (1)
- Office of Business Diversity (1)*
- Office of Procurement Services (1)*

*The Office of Procurement Services only evaluated cost and the Office of Business Diversity only evaluated the Business Inclusion and Development Plan.

The committee selected the successful respondents on the basis of demonstrated competence and qualifications under the following criteria:

- Cost/value to the City 30 points
- Experience 30 points
- Approach and methodology 25 points
- Business Inclusion and Development Plan 15 points

As part of the solicitation process and in an effort to increase competition, the Office of Procurement Services used its procurement system to send out email notifications to vendors registered under relevant commodity codes. To further increase competition, the Office of Procurement Services uses historical solicitation information, the Internet, and vendor contact information obtained from user departments to contact additional vendors. Additionally, in an effort to secure more competition, the Office of Business Diversity sent notifications to chambers of commerce and advocacy groups to ensure maximum vendor outreach.

On November 10, 2015, the City Council authorized a living wage policy that requires contractors to pay their employees a “living wage” rate as established annually by the Massachusetts Institute of Technology Living Wage Calculator for Dallas County by Resolution No. 15-2141. The current calculated living wage during the solicitation process of this contract is \$11.71; the selected vendor meets this requirement.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On May 13, 2015, City Council authorized a five-year service contract for janitorial services and floor maintenance at various Aviation locations with Members Building Maintenance, LLC by Resolution No. 15-0835.

FISCAL INFORMATION

Fund	FY 2020	FY 2021	Future Years
Aviation Fund	\$1,000,000.00	\$2,500,000.00	\$9,100,444.00

M/WBE INFORMATION

In accordance with the City’s Business Inclusion and Development Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE \$
\$12,600,444.00	Other Services	23.80%	100.00%	\$12,600,444.00
• This contract exceeds the M/WBE goal.				

PROCUREMENT INFORMATION

Method of Evaluation for Award Type:

Request for Competitive Sealed Proposal	<ul style="list-style-type: none"> • Utilized for high technology procurements, insurance procurements, and other goods and services • Recommended offeror whose proposal is most advantageous to the City, considering the relative importance of price, and other evaluation factors stated in the specifications • Always involves a team evaluation • Allows for negotiation on contract terms, including price
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The Office of Procurement Services received the following proposals from solicitation number BR20-00012129. We opened them on February 7, 2020. We recommend the City Council award this service contract to the most advantageous proposer by group.

*Denotes successful proposer

<u>Proposers</u>	<u>Address</u>	<u>Amount</u>
*Member's Building Maintenance, LLC	2035 Royal Ln. Suite 285 Dallas TX 75229	Group 1 - \$ 10,839,780.00 Group 4 - \$ 1,760,664.00
ABM Building Value Maintenance LLC	4151 Ashford Dunwoody Rd. Suite 600 Atlanta, GA 30319	Group 1 - \$ 14,607,935.24 Group 4 - \$ 2,094,923.45
Andrews Building Service, Inc.	11503 Reeder Rd. Dallas, TX 75229	Group 1 - \$ 14,324,544.36 Group 4 - \$ 1,160,485.32
APPRO, Inc.	5134 South 94th E. Ave. Tulsa, OK 74145	Group 1 - \$158,544,370.08 Group 4 - \$ 3,091,072.08
Diverse Facility Solutions,	12838 South Cicero Ave.	Group 1 - \$ 15,767,498.65

Inc.	Alsip, IL 60803	Group 4 - \$ 4,215,141.87
Flagship Airport Services, Inc.	405 South Kimbal Ave. Southlake, TX 76092	Group 1 - \$ 13,821,944.12 Group 4 - \$ 2,754,546.58
ISS Facility Services Inc.	1017 Central Pkwy. San Antonio, TX 78232	Group 1 - \$ 14,906,053.61 Group 4 - \$ 2,819,269.71
LGC Global Energy FM LLC.	7310 Woodward Ave. Suite 500 Detroit, MI 48202	Group 1 - \$ 15,078,923.65 Group 4 - \$ 2,720,684.95
National Aviation Services	19810 West Catawba Ave. Suite C Cornelius, NC 28031	Group 1 - \$ 9,771,200.47 Group 4 - \$ 1,259,197.13
Oriental Building Services	2526 Manana Dr. Suite 208 Dallas, TX 75220	Group 1 - \$ 11,956,576.80 Group 4 - \$ 2,183,897.52
Service Management Systems, Inc.	7135 Charlotte Pike Suite 100 Nashville, TN 37209	Group 1 - \$ 14,173,631.76 Group 4 - \$ 2,461,386.54
Tier One Aztec Property Services	7610 North Stemmons Fwy. Suite 335 Dallas, TX 75247	Group 1 - \$ 15,280,065.00 Group 4 - \$ 2,869,946.20
UNICA Enterprises LLC Property Services	715 Tenna Loma Ct. Dallas, TX 75208	Group 1 - \$ 11,403,387.69 Group 4 - No Bid
Unicare Building Maintenance, Inc.	11148 Morrision Ln. Dallas TX 75229	Group 1 - \$ 10,840,167.34 Group 4 - \$ 614,820.39
Uniserve Facilities Services	2363 South Atlantic Blvd. Commerce, CA 90040	Group 1 - \$ 8,189,576.64 Group 4 - \$ 2,183,897.52
United Maintenance Company, Inc.	1550 South Indiana Ave. Chicago, IL 60605	Group 1 - \$ 9,417,619.32 Group 4 - \$ 2,461,386.54
Essentially Home, Inc.	155 Birdsong Ln. Terrell, TX 75160	Group 1 - Non-responsive Group 4 - Non-responsive
Global Building Maintenance, Inc.	11055 Dennis Rd. #12 Dallas, TX 75229	Group 1 - Non-responsive
	Dallas, TX 75229	Group 4 - Non-responsive

OWNER

Member's Building Maintenance, LLC

Odes H. Kim, President