

Agenda Item C September 13, 2010

SUBJECT: Approval to extend the 2008 Janitorial Services contract (an annual contract with two renewal options) with DU ALL Cleaning Inc. for one year based on the same terms, conditions and pricing as the original contract at an estimated amount of \$68,760.

SUBMITTING DEPARTMENT: Facility Operations

CITY MANAGER APPROVAL

EXPENDITURE REQUIRED	\$68,760
AMOUNT BUDGETED	\$75,000
LINE ITEM NUMBER	Accounts 814 (Contract Services) and (934 (Building Maintenance) within several departments.

BACKGROUND INFORMATION:

The City of Novi awarded a Janitorial Services contract to DU ALL Cleaning Inc. in 2008 for one year with two one year renewal options. The renewal of this contract will provide services at the following locations: Civic Center, Community Center, Police Department, Indoor Gun Range, and DPS. DU ALL has also extended the contract's pricing to the Novi Library.

RECOMMENDED ACTION:

Approval to extend the 2008 Janitorial Services contract (an annual contract with two renewal options) with DU ALL Cleaning Inc. for one year based on the same terms, conditions and pricing as the original contract at an estimated amount of \$68,760.

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Mayor Landry				
Mayor Pro Tem Gatt				
Council Member Crawford				
Council Member Fischer				

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Council Member Margolis				
Council Member Mutch				
Council Member Staudt				<u> </u>

AMENDMENT TO 2008 CONTRACT FOR JANITORIAL SERVICES (DU ALL CLEANING, INC.)

THIS AMENDMENT TO CONTRACT FOR JANITORIAL SERVICES ("Contract"), dated May 12, 2008, is by and between the City of Novi, a Michigan municipal corporation, whose address is 45175 W. Ten Mile Road, Novi Michigan, 48375 (hereinafter referred to as "City"), and DU ALL Cleaning, Inc. whose address is: 47465 Barbara Rd. Macomb, MI 48044 (hereinafter referred to as "Contractor").

RECITALS

The City and Contractor entered into a Contract for janitorial services effective May 12th, 2008 and has remained in effect since that date with no changes to the original fee schedule.

Under the Contract, the parties may extend the term of that Contract for an additional year.

The City has agreed to extend the term of the Contract for one year. The Contractor has agreed to hold the fee structure as originally stated in the May 12th, 2008 contract.

IN WITNESS WHEREOF, the parties hereunto have executed this amendment on the date below stated.

		CITY OF NOVI
	Ву:	David Landry, Mayor
	Ву:	Maryanne Cornelius, City Clerk
		DUALL Cleaning, Inc.
	Ву:	Mondi Rakaj, President
Dated:	···	



CITY OF NOVI, MICHIGAN PURCHASING DEPARTMENT

45175 W. TEN MILE RD. NOVI. MI 48375

JANITORIAL SERVICES PROPOSAL FORM

BIDS DUE Wednesday, March 25, 2008 by 3:00 P.M.

Bid submitted by:
Name (printed) MONDI RAKAT Title: VICE PRESIDENT
Company (Legal Registration) DUALL CLEANING INC.
Address 47465 BARBARA RD
city <u>MACOMB</u> State <u>Mi</u> zip <u>48044</u>
Telephone (586) 709-9517 Fax (586) 566-6573
E-mail DUALL CLEANINGINC & VAHOO, COM
Signature <u>Mondi Rakaj</u> Date <u>03/20/08</u>
∀ For information on responding to this ITB, contact Carol Kalinovik, Purchasing Director at ckalinovik@citvofnovi.org

Submittal of Bids: Bids must be delivered prior to the due date and time specified above to the City of Novi, Purchasing Department, 2nd floor, 45175 W. Ten Mile Rd., Novi, Michigan 48375. Bids must be submitted by person or mail. Faxed quotations will not be accepted.

THIS FORM MUST BE INCLUED WITH PROPOSAL. FAILURE TO SUBMIT PRICING ON THE PROPOSAL FORM PROVIDED BY THE CITY OF NOVI MAY CAUSE THE BID TO BE CONSIDERED NON-RESPONSIVE AND INELIGIBLE FOR AWARD.

NOTICE TO BIDDERS:

The City of Novi officially distributes bid documents through the Michigan Intergovernmental Trade Network (MITN). Copies of bid documents obtained from any other source are not considered official copies. The City of Novi cannot guarantee the accuracy of any information not obtained from the MITN website and is not responsible for any errors contained by any information received from alternate sources. Only those vendors who obtain bid documents from the MITN system are guaranteed access to receive addendum information, if such information is issued.

If you obtained this document from a source other than the source indicated, it is recommended that you register on the MITN site, www.govbids.com, and obtain an official copy.



CITY OF NOVI JANITORIAL SERVICES

PROPOSAL FORM - CONTINUED

The undersigned, as bidder, declares that he has visited the building(s) to be cleaned and has familiarized himself with the type of services desired and has carefully examined the specifications and instructions to bidders, which he understands and accepts as sufficient for the purpose, and agrees he will furnish to the City of Novi the specified services and will accept in full payment therefore the following amounts:

FOR THE SUPPLY OF JANITORIAL SERVICES FOR A ONE(1) YEAR PERIOD (WITH TWO (2) RENEWAL OPTIONS IN ONE (1) YEAR INCREMENTS (AT THE FOLLOWING LOCATIONS:

BID ITEM #I - Civic Center, 45175 W. Ten Mile Road

ltem	Unit	Unit price	Yearly price
Nightly cleaning 5 times/week	Month	\$1270,00	\$15240,00
Optional Nightly Cleaning	Saturday	\$50,00 PERTIN	NA E

BID ITEM #2 - Community Center, 45175 W. Ten Mile Road

item	Unit	. Unit price	Yearly price
Nightly cleaning 7 times/week	Month	\$1320,00	\$15840.00

BID ITEM #3 - Novi Police Headquarters, 45125 W. Ten Mile Road

Item	Unit	Unit price	Yearly price
Nightly cleaning 5 days/week/2 nd floor, 7 days/week/1 st floor	Month	\$2300,00	\$27600.00

		•			Øs.
BID ITEM #4 – Building	Satellite Office	, 25804 Beck	Rd.	mitula	700,
Item	Unit	Unit pric	e Y	early price	
Nightly cleaning 3 days/week	Week	\$60.0	\ \	720,00	
BID ITEM #5 - Indoor G	un Range, 263	350 Delwal	ı		
Item	Unit	Unit pric	e 7	early price	
Monthly cleaning 2 times/month	Month	\$60,00	\$	720,00	
TOTAL OF YE	ARLY PRIC	E 1+2+3+4	+5=\$ <u>6</u> 0	120.00	
ALTERNATE #1 - NOV		RARY		of white	ψ
<u>Item</u>	Unit	-4	Unit p	rice	
7 days/week	Month		1300.		
6 days/week	Wonth	\$	1200.	00	
ALTERNATE #2 Carpet Cleaning				g feb sq.pt	_ Sq. Yd.
ALTERNATE #3					
Upholstery Clear	ning (Office Ch	airs)	\$ _2.	,00	EA
Cleaning Leathe	r Chairs (Coun	cil Chambers) \$ <u>2.</u>	00	EA
Upholstery Clear	ning (Auditoriur	m Seating)	\$ 2.	0 0 	EA
The undersigned agree requested shall be \$ 1/2 services shall be billed	¥.50	_	·	eaning services	

- PROPOSAL



DU-ALL CLEANING

47465 Barbara Road • Macomb, MI 48044 (586)709-9517

Licensed&Insured

Commercial-Industrial

PROPOSAL SUBMITTED TO DPS FACILITY		PHONE		DATE 07/22/09	
26300 DELWAL		(248)735-5634 JOB NAME JANITORIAL SERVICES			
OPEN OTATE I TID ODDE NOVAMIL (C)TE		100 1000710	AL AND AND AND INTO		
CITY, STATE and ZIP CODE NOVI,MI 48375		JUB LUCA IIC	N OAKLAND COUNTY		
we hereby submit the following estimates:	1	otal Sq. Ft.	Price Per Sq. Ft.	Cost Fer Month	
Janitorial Services for DPS. Five days per week	3	650	0.21.3	\$780,00	
	ŀ	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	***************************************	Cost Per Time	
Window Washing Int & Ext. \square				\$120.00	
Carpet Cleaning.	2	2650	0,08	\$232.00	
Steam Clean fabric chairs.				\$ 2.50 Each 2, vy	
Wash walls in ballway and kitchen. o BATH	ROOM	WALLS		\$100.00	
Initial full cleaning of DPS including ceiling	**************************************		\$110,451.47 (\$110,444,445) \$1,444.		
fans ,light fixtures, vents, wall washing, dlean			1		
Plexiglass (on bulletin boards in hallway),		· · · · · · · · · · · · · · · · · · ·			
outside of kitchen cupboards.		· · · · · · · · · · · · · · · · · · ·		\$200,00	
where					
		, W			
	***************************************			-	

			<u></u>	<u>L</u>	
We Propose hereby to furnish material and labor complete i	in accordan	ce with specific	cations below, for the	sum of:	
-		•	·		
SEVEN HUNDRED & EIGHTY			dollars(\$780.00).	
Payment to be made as follows:	<u>.</u>		10 11 0	7 7	
All material is guaranteed to be as specified. All work to be completed workmanlike manner according to stendard practices. Any alteration deviation from above specifications involving extra costs will be executed upon written orders, and will become an extra charge over and above estimate. By acceptance of this membandles, you agree to pay a 1, per month late charge (21.6% per annum) or the highest rate allowed	or Vlad Vove 18%		te: This proposal may be ue if not accepted within	60days.	

ew, Lato onarges start on the day tokowing the due date.	
Acceptance of Proposal – The above prices, specifications and conditions are setisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.	Signature
Date of Acceptance:	Signature



CITY OF NOVI JANITORIAL SERVICES

CONTRACTED BUILDINGS

FREQUENCY AND DESCRIPTION OF SERVICES TO BE RENDERED

Frequency Description of Cleaning Services

CARPETED FLOORS

Daily Vacuum all carpets (including under desks, chairs)

Daily Remove debris and vacuum traffic areas

Daily Remove debris and vacuum all walk-off mats at entrances

NON-CARPETED FLOORS

Daily Damp mop

Bi-Weekly Auto Scrub

Monthly Tile floors waxed/buffed (Police Department)

Quarterly Strip, wax and buff (wax or finish used to be

approved by City of Novi)

Monthly Ceramic Tile Floors buff/finish(not wax/slip proof)

Quarterly Clean cove moldings

DOORS

Daily Clean Lobby Doors - (Police Department Only)

Weekly Clean all interior glass doors including door side panels

And panels above doors

Monthly Clean all non-glass doors

Twice weekly Clean glass panels adjacent to doors: Monday/Thursday

Monthly Clean plexiglass panels (Civic Center) inside surface only

Quarterly Clean plexiglass panels Inside & outside surfaces

APPROACHES, ENTRANCEWAYS, FOYERS

Daily Sweep and damp mop (water must be changed frequently)

Daily Sweep all outside entranceways

Daily Empty trash can outside combination door (P.D.)

Empty trash cans outside civic center doors

STAIRS, STAIRWELLS, LANDINGS AND ELEVATORS

Daily Elevator - Vacuum

Daily Sweep Stairwells and damp mop

ELEVATORS

Daily Wipe off panels, and doors

Clean debris from track

FILE CABINETS

Weekly Dust

Quarterly Wipe outside with Water & Cleaner

ASHTRAYS

Daily Empty and clean sand urns (outside)

Replenish sand as needed

WASTEBASKETS

Daily

Empty. Change liner.

Quarterly

Clean inside and outside of wastebasket

TRASH CONTAINERS

Daily

Empty and store in designated area. Trash disposal

area will be specified.

LEDGES AND COUNTERTOPS

Daily

Dust

Weekly

Wash with Cleaner

WATER FOUNTAINS

Daily

Clean and sanitize

DESK PHONES

Monthly

Clean and sanitize

PUBLIC PHONES AND BOOTHS

Monthly

Clean and sanitize

BOOK SHELVES/SHELVING

Twice weekly

Dust

LOCKERS AND BENCHES

Monthly

Dust - Lockers (Top)

Quarterly

Wash down with cleaner

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DUSTING: COBWEBS AND ABOVE SIX FEET

Monthly General dusting, air vents

LUNCHROOMS, KITCHENS, LOUNGES, CONFERENCE ROOMS,

LOBBIES AND HALLWAYS

Monthly Clean stack chairs with cleaner (Lunchroom)

Daily Empty wastebaskets and change liners (Lunchroom)

Daily Wash Countertops (all)

Daily Clean tables

Daily Vacuum carpet

Daily Damp mop

Daily Clean sink with cleanser

Weekly Clean exteriors of trash containers

Monthly Clean exteriors only of refrigerators

RESTROOMS/LOCKER ROOMS

Monthly Wash partitions with Cleaner

Daily Clean and sanitize commodes and urinals

Weekly Clean mirrors

Daily Clean sinks and chrome: fill soap dispensers as needed

Daily Clean and fill paper towel dispenser

Daily Empty and clean towel disposal; change liner as needed

Daily Fill toilet paper dispensers (do NOT leave extra rolls on dispenser)

Daily Empty and sanitize sanitary napkin disposal area

Daily Empty trash containers

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Daily Clean and disinfect showers (P.D. only)

Monthly Introduce disinfectant into drains

CELL BLOCKS

Daily Mop and disinfect floors

Daily Clean and disinfect toilets

Daily Clean glass windows

Daily Wipe & disinfect telephones

BOOKING

Daily Wipe off shelving and countertops

Daily Mop floors

Daily Clean sink

SALLY PORT

Weekly Sweep and hose down floor

LIGHT FIXTURES

Twice Yearly Clean glass panels covering fixtures



approved 5/4/08 CITY of NOVI CITY COUNCIL

Agenda Item M May 12, 2008

SUBJECT: Approval to award Janitorial Services contract to Du All Cleaning Inc., the low bidder, in the amount of \$62,520.00 (annually) (... in)

SUBMITTING DEPARTMENT Parks, Recreation, and Forestry

CITY MANAGER APPROVAL

EXPENDITURE REQUIRED	\$62,520.00
AMOUNT BUDGETED	\$100,000 estimated
APPROPRIATION REQUIRED	N/A
LINE ITEM NUMBER	Accounts 814 and 934 to various departments

BACKGROUND INFORMATION:

This contract is for janitorial services for the Civic and Community Center(s), Police Department Headquarters & Firing Range, and Community Development Satellite Office. Alternate #1 for Janitorial Services to The Novi Public Library will not be explored at this time. Upon completion of construction the library will be exploring cleaning alternatives for the new building.

Twenty two bids were received and reviewed. The contract is annual with two renewal options in one year increments based on satisfactory performance. The proposed contract gives the City leverage to access percentage based penalty amounts for items that are missed or performed unsatisfactorily, historically this type of contract has proven to work well for the City. Du All Cleaning Inc is a new service provider for our municipality and will be providing the City with a \$30,000 cost savings for this annual service.

During the course of the evaluation period, in reviewing a supplemental questionnaire to the bid package, speaking with references, meeting with company representatives, and visiting job sites. our team feels Du All Cleaning Inc understands the project scope. This firm also has experience with other municipalities including the City of Troy and Armada Township. Du All Cleaning Inc. will begin service with-in the next thirty days.

RECOMMENDED/ACTION: Approval to award, Janitorial Services contract to Du All Cleaning Inc., the low bidder, in the amount of \$62,520,00 (annually).

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Mayor Landry			
Mayor Pro Tem Capello			
Council Member Crawford			
Council Member Gatt			

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Council Member Margolis			
Council Member Mutch			
Council Member Staudt			

CONTRACT

THIS CONTRACT, entered into this 12th day of May 2008 between the CITY OF NOVI, hereinafter referred to as the Owner, party of the first part, and Du All Cleaning Inc., hereinafter referred to as the Contractor, party of the second part.

WITNESSETH, that the said Contractor, for the consideration mentioned in the various items set forth below, by these presents does agree that he will furnish all labor, materials, machinery, tools and equipment and do all things necessary for and incidental to furnishing JANITORIAL SERVICES together with appurtenances thereto, as set forth in certain Advertisement for Bids, Information to Bidders and General Conditions for JANITORIAL SERVICES Proposal, Specifications, Bonds, and the following documents, all of which are attached hereto and made part of this agreement:

IN CONSIDERATION WHEREOF, said Owner does agree to pay to said Contractor the sum of <u>Sixty Two Thousand Five Hundred Twenty Dollars (\$62,520.00)</u>, based upon the amounts and sum listed in the Proposal; which is subject, however, to adjustment by reason of any change in, addition to or deduction from the work, as provided in the General Conditions.

For the faithful performance of all and singular terms and stipulations contained in this agreement, said parties respectively bind themselves, their heirs, executors, administrators, successors and assigns.

IN WITNESS WHEREOF, said parties have this day hereunto set their hands and seals in triplicate.

Witness:	CITY OF NOVI, Owner
	By: David B. Landry, Mayor
	By:
Not William	Contractor By Mondi Pakaj Date: 05/05/08
Approved as to form:	Subscribed and swom before me, this 5 day of
Thomas Schultz, City Attorney	Cottney Brennan (Signature) NOTARY PUBLIC
	My Commission expires <u>03-25</u> , 20/3 Acting in the County of Oakland

CITY OF NOVI JANITORIAL SERVICES BID TABULATION MARCH 26, 2008

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		WARCH 20, 2000									术										
			. Cívic Cente	er	2. Солп	nunity Center	3. Pe		4. Buildi	ng Satellite	5. Gun Range		TOTAL OF ITEMS 1 - 5 Alternate #1 - Libra		41 - Libra <u>ry</u>	Alt. #2 - Carpet	Alt.#3 - Uphoistery Cleaning (office)	Alt#3 - Cleaning Leather chairs	Alt #3 - Upholstery Cleaning (auditorium)	Hourly cost for unspecified cleaning	Materials ;
Company		Unit Price (month)	Yearly Price (5 days\vk)	Unit Price- Saturday	Unit Price (month)	Yearly Price (7 nights/wk)	Unit Price (month)	Yearly Price (5 & 7 days/wk)	Unit Price (Week)	Yearly Price (3 days/wk)	Unit Price (month)	Yearty Price (2 times/mo)	TOTAL OF YEARLY PRICES	Unit Price -	Unit Price - 6 days/wk	Day Co. Va	Each	Each	Each	_	
Company	, 	- (810)101)	(5 days/wk)	Daturday	(month)	nights/wk)	(marcis)	OHYS/WK)	(week)	uaysiwi)	(month)	unesmoj	PRICES	/ days/wk	6 days/wx	Per Sq. Ya.	Eacri	еасп	Eacn	per hour	<u>%</u>
Du All Cleaning	12	1,270 00	15,240 00	50 60	1,320 00	15,840.00	2,300 00	27,600 00	60 00	3,120,00	60 00	720 00	,62,520.00	1,300.00	1,200.00	09/sq ft	2 00	2 00	2 00	17,50 .	12 -
Kriste: Cleaning	12	1,470.00	17,640.00	85.0 <u>0</u>	1,605 00	19,260.00	2,135.00	25,620 00	75.00	3,900 00	70.00	840.00	67,260.00	1,150.00	995.00	.06/sq ft	7.00	6.00	6.00	12.00	01
Alba Cleaning	12	1,480.00	17,760 00	80.00	2,308.00	27,600 00	2,350 00	28,200.00	30.00	1,560.00	35 00	420.00	75,540.00	1,250.00	1,200 00	1,17	15.00	20.00	10.00	14 00	5
Beveriy's Janitorial	12	1,604.18	19,250.16	52 50	2,396.00	28,752 00	2,339.61	28,075.16	23.25	1,209 00	105.00	1.260.00	78,546.32	1,442 74	1,256.68	0.216	8 00	25.00	10.00	35.00	10
Giant Janitorial	12		25,000,00	no bid		25,000.00		30,000.00	60.00	3,000.00	100 00	1,200.00	84,200,00	1,675.00	1,500.00	na bid	35.00	20 00	20.00	16.95	5
Sterling Cleaning	12	1,732.00	20,784.00	70.00	2,625 00	31,560.00	2,625.00	31,500.00	22.50	1,170.00	30.00	360.00	85,314.00	1,750.00	1,500.00	0.79	5.00	8.00	2 50	16.00	5
Road Runr	12	2,000 00	24,000 00	92.30	2,400.00	28,800.00	2,675 00	32,100.00	45.15	2,399.80	70.00	840.00	88,139.80	1,400.00	1,200.00	0.56	3.75	7,50	3 75	21.50	20
Crystal Bright Janitorial	12	1,987 50	23,850.00	blank	2,187.50	26,250 00	2,620.83	31,449.96	82.22	4,275 44	228.38	2,740 56	88,565.96	no bid	no bid	no bid	no bid	no bid	no bid	no bid	na bid
Tedesco Building Serv.	12	1,925.00	23,100 00	95 00	2,408.00	28,896 00	2,609.00	31,308 00	90.00	4,680.00	150.00	1,800.00	89,784.00	1,613.00	1,382.00	0.90	2 00	3.00	1.75	14.75	12000%
Master Maintenance Corp.	12	2,020 00	24,240 00	75.00	2,475 00	29,700.00	2,740.00	32,880.00	40.38	2,099.76	75.00	900.00	89,819 76	1,690 00	1,620 00	0.90	8.00	15.00	5 00	17.50	, 15
Commercial Maintenance		1,738.48	20,861,76	80 86	2,600.00	31,200.00	2,650 00	31,800 00	167.00	8,684.00	48 00	576.00	93,121.76	1,950 00	1,671.43	0.72	10.00	12 50	7.00	12.36	10
Anago of Metro Detroit	12	1,754.00	21,048.00	80 00	2,946.00	35,352.00	3,028 00	36,336 00	60.00	3,120 00	100.00	1,200.00	97,056.00	1,964.00	1,682.00	0.15	2 00	3.00	1 35	13.50	15
Dunn-Rite Maintenance	12	2,000 00	24,000.00	100.00	2,350.00	28,200.00	2,500.00	30,000.00	300 00	15,600.00	100.00	1,200.00	99,000 00	1,500.00	1,500.00	0.99	7.00	5.00	5 00	20 00	10_
Corporate Cleaning	12	2,144.00	25,728.00	90.00	2,144.00	25,728.00	2,615.00	31,380 00	325 00	16,900 00	50.00	600.00	100,336.00	1,414.00	1,208.00	0.09	0 08	0.08	0.06	18.00	20
Bull Enterprises	12	2,646 00	31,752 00	80 00/day	2,745.00	32,940.00	3,019.50	36,234.00	75.00	3,900.00	100.00	1,200 00	106,026.00	2,196 00	1,800.00	0 90	7.00	7.00	7.00	20.00	0
Premium Services	12	2,003.66	24,043 92	92.48	3,708.62	44,503.44	3,487.58	41,850.96	64.53	3,355.44	92 40	08 801,1	114,862.56	2,596.92	2,250.56	0.765	5.50	N/A	2.50	16.25	5
Michigan Building Cleaning	12	2,850.00	34,200.00	170.00	3,423 00	41,076.00	3,191.15	38,293.80	45.00	2,348.00	40.00	480.00	116,389.80	1,792.50	1,592 50	0.20	5.00	2.00	3.00	15 00	5
American Cleaning Co.	12	2,599.00	31,188.00	130 00	3,855 00	46,260.00	4,132.00	49,584.00	56.25	2,925 00	255 00	3,060.00	133,017.00	1,999 99	1,928.57	0.21	1.99	1.45	0 99	10.00	11
CSM Services	12	2,666 67	32,000.04	112.00	4,166.67	50,000 04	3,847.92	46,175.04	110.00	5,720.00	27.68	332.16	134,227.28	2,548 00	2,184.00	0 20/sq ft	5 00	10 00	5.00	15.00	20
Hi-Tec Building Services	12	3,150.00	37,800.00	15,95/hr	5,250 00	63,000.00	3,450 00	41,400.00	52.00	2,704.00	75.00	900.00	145,804 00	3,500.00	3,350 00	0.30	_7.00	7.00	4.00	15.95	_ 7
Jani-King	12	3,829_37	45,952.44	176.88	4,768.51	57,222.12	5,780.93	69,371.16	76.20	3,962.40	90.22	1,082.64	177,590.76	3,219 54	2,761 72	0.15	15 00	10 00	8.00	18 00	75
Distinctive Styles	12	8,000.00	96,000.00	720 00	9,000 00	108,000.00	11,000.00	132,000.00	735.00	38,220.00	525.00	6,300 00	380,520.00	7,035.00	6,245 00	14,40	7.00	14.00	7.00	52.00	0