

ADMINISTRATION RECOMMENDATION/REPORT

The administration recommends that the Board of Trustees approve a contract for custodial services with GCA Education Services of Texas, Inc. for the College.

BACKGROUND

Custodial services are necessary to ensure a clean and sanitary environment for all students, faculty, staff, and guests at the College. The College requires a service level be provided college-wide to meet the Association of Plant Administrators (APPA): Leadership in Educational Facilities Level 2 standards as well as the National Association for the Education of Young Children (NAEYC) accreditation standards for childcare facilities. Additional services provided by the custodial firm ensure building access for non-electronically controlled buildings, and provide logistical support for College and community events.

A request for proposals, Project Number 18-05, was issued to procure custodial services. Eleven responses were received and evaluated by a team representing Facilities Services, Student Services, Campus Services, and Childcare administrators/staff who determined the proposal submitted by GCA Education Services of Texas, Inc. would provide the best value to the College.

IMPACT OF THIS ACTION

The custodial services contractor will be responsible for cleaning and maintaining all College-owned facilities across four campuses with 68 buildings, approximately 2.8 million square feet of classroom, office, and lab space, and support functions, on 474 acres. The custodial services contractor provides the necessary custodial services and event setup required to maintain the facilities in a clean, safe, and efficient manner.

BUDGET INFORMATION (INCLUDING ANY STAFFING IMPLICATIONS)

The estimated annual expenditure is \$3,102,401. This expenditure is funded from the Facilities Services department's 2017-2018 operating budget and subsequent year budgets.

MONITORING AND REPORTING TIMELINE

The initial award term will be four (4) years, with renewal options of four (4) additional one-year terms.

ATTACHMENTS

Attachment 1 - Tabulation

RESOURCE PERSONNEL

Bryan Jones	281-998-6343	bryan.jones@sjcd.edu
John Maslonka	281-542-2029	john.maslonka@sjcd.edu
Charity Simpson	281-998-6328	charity.simpson@sjcd.edu

Project Name Custodial Services
Project Number 18-05
Number of Evaluators 8

Stated Criteria	Criteria Explanation	Total Points Available	Richard Jones Maintenance Service	Soji Services, Inc. Db a Metroclean	Midwest Maintenance Incorporated	Andrews Building Service	SSC Service Solutions	Marcis & Associates , Inc.	Olympus Building Services, Inc.	GCA Education Services of Texas, Inc. an ABM Company	Varsity Facility Services	Member's Building Maintenance LLC	Maintenance of Houston
Project Understanding and Management	Management and technical approach to the scope of services, breadth and depth of the Plan Detail.	280	108.00	199.00	191.00	209.00	219.00	196.00	260.00	248.00	215.00	152.00	68.00
Financials	Firm's financial health.	40	8.00	8.00	28.00	32.00	33.60	34.00	20.00	38.40	30.00	16.00	8.00
Qualifications and Experience of Firm	Firm's references, reputation and experience	120	51.00	80.00	84.00	84.00	100.00	71.00	104.00	110.00	101.00	63.00	32.00
Qualifications and Experience of Personnel	Firm's personnel experience	120	42.00	71.00	84.00	93.00	100.00	76.00	103.00	108.00	93.00	71.00	35.00
Price Proposal	Evaluated on a best overall value approach for the College	240	233.68	197.68	182.56	224.24	176.32	160.72	174.72	161.04	144.56	103.76	231.60
		800	442.68	555.68	569.56	642.24	628.92	537.72	661.72	665.44	583.56	405.76	374.60
Total Points Received													

Final Ranking

Vendor Name	Total Score
GCA Education Services of Texas, Inc. an ABM	665.44
Olympus Building Services, Inc.	661.72
Andrews Building Service	642.24
SSC Service Solutions	628.92
Varsity Facility Services	583.56
Midwest Maintenance Incorporated	569.56
Soji Services, Inc. Db a Metroclean	555.68
Marcis & Associates, Inc.	537.72
Richard Jones Maintenance Service	442.68
Member's Building Maintenance LLC	405.76
Maintenance of Houston	374.60