



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Janitorial Contract Update (Information Only)

MEETING DATE: June 21, 1995

PREPARED BY: Public Works Director

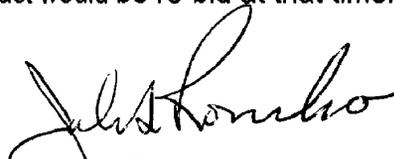
RECOMMENDED ACTION: Information only.

BACKGROUND INFORMATION: Janitorial duties at the Public Safety Building, Carnegie Forum, Municipal Service Center (MSC), City Hall, Hutchins Street Square, Parks and Recreation offices and annex, White Slough Administrative Control, and Fire Prevention buildings are carried out by a contract janitorial service. Korean Building Maintenance has maintained a portion of these facilities since July 1, 1984, and was the low bidder when last bid, in June 1991. Additional square footage and janitorial responsibilities have been added over the years as City facilities have expanded and been remodeled.

The City's original intent, at the beginning of this fiscal year, was to update the specifications and advertise for bids in order that other commercial cleaning firms could be considered. However, because of the remodeling of the Civic Center, we delayed going to bid for contracted janitorial services until the Civic Center Improvements Project (Phase I) was near completion. It was decided that until the portable trailers were in place and other renovations and remodeling (i.e., City Hall Annex, Carnegie basement, and MSC Electric Utility building) were completed, janitorial firms would have difficulty providing accurate bids. Therefore, the janitorial contract with Korean Building Maintenance was extended on a month-to-month basis at the same monthly fees.

We could go to bid now on the Annex, MSC Electric Utility building, and trailers; however, we would just have to go to bid again in ten months once City Hall is completed. Therefore, unless we have Council direction to do otherwise, it's our intent to extend the existing contract through the end of next fiscal year. Korean Building Maintenance has agreed to service these facilities through the next fiscal year with only minor adjustment in the service contract to allow for additional square footage and slightly modified cleaning requirements. The City Hall renovation contract, recently awarded, should be completed by June 1996 and the janitorial contract would be re-bid at that time.

FUNDING: Not applicable.


Jack L. Ronsko
Public Works Director

Prepared by Dennis J. Callahan, Building and Equipment Maintenance Superintendent

JLR/lm

cc: City Attorney
Building and Equipment Maintenance Superintendent

APPROVED: 
THOMAS A. PETERSON
City Manager

