

STATE BOARD FOR COMMUNITY COLLEGES AND OCCUPATIONAL EDUCATION

May 11, 2022

TOPIC: Front Range Community College Approval of Custodial Contract – Larimer Campus

PRESENTED BY: Andrew R. Dorsey, President

RELATIONSHIP TO THE STRATEGIC PLAN: Goal 4: Refine our value proposition through accessibility, affordability, quality, accountability, resource development, and operational excellence.

EXPLANATION:

Front Range Community College (FRCC) seeks spending authority approval for \$3,950,985 to provide custodial/janitorial services on its Larimer Campus through a five-year contract with MCS Inc., DBA Maintenance Resources Inc. (MCS.) The contract with the current vendor, GCA Services Group of Colorado, Inc, expires on June 30, 2022.

Earlier this spring, FRCC sent out a Request for Proposal (FRCC-22-07-L) for both its Boulder County and Larimer campuses. Following the proper procurement and bid procedures, MCS was awarded the bid for the Larimer Campus. MCS will provide custodial/janitorial services for approximately 261,000 gross square feet (GSF) of cleanable space, which includes the following buildings:

- Mount Antero
- Blanca Peak
- Red Cloud Peak
- Maroon Peak
- Challenger Point
- Sunlight Peak
- Facilities Building
- Longs Peak Student Center
- Harmony Library
- Little Bear Peak
- Grays Peak

The services will include general cleaning of classrooms, offices and public areas along with specialized floor care for carpet, tile, and concrete flooring.

Terms of the proposed agreement are as follows:

Vendor: MCS Inc., DBA Maintenance Resources Inc.

Contract Term: July 1, 2022 – June 30, 2027 (five fiscal years)
The contract is for three years with two one-year renewal options

Cost:

Custodial Bid Annual Cost	Additional Floor Services	Amount	Year
\$ 702,000	\$ 12,000	\$ 714,000	1
\$ 737,100	\$ 14,000	\$ 751,100	2
\$ 773,952	\$ 14,000	\$ 787,952	3
\$ 812,650	\$ 16,000	\$ 828,650	4
\$ 853,283	\$ 16,000	\$ 869,283	5
Total		\$ 3,950,985	

Per *State of Colorado Fiscal Rule 3-1 State Contracts, Section 7.8 Personal Services*, a personal services review was required for this contract type and was subsequently performed. It was determined that continuing to contract for custodial/janitorial services will save approximately \$16,000 per year as compared to hiring staff.

RECOMMENDATION:

Staff recommends the Board approve FRCC's request for spending authority to contract with MCS Inc., DBA Maintenance Resources Inc. in the amount of \$3,950,985 for janitorial services and that the Board delegate the signature authority of the Board to the FRCC President on the condition that all State and Board required processes are met.