

STATE BOARD FOR COMMUNITY COLLEGES AND OCCUPATIONAL EDUCATION

May 11, 2022

TOPIC: **Front Range Community Approval of Custodial Contract – Boulder County 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 \$1,645,358 to provide custodial/janitorial services on its Boulder County Campus through a five-year contract with Metro BS Holdings, LLC, DBA Metro Building Services (Metro BS). 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 custodial/janitorial services for its Boulder County and Larimer campuses. Following the proper procurement and bid procedures, Metro BS was awarded the bid. Metro BS will provide custodial/janitorial services covering approximately 106,894 gross square feet (GSF) of cleanable space, which includes the following buildings:

- Administrative Building
- Classroom Building
- Center for Integrated Manufacturing

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: **Metro BS Holdings LLC, DBA Metro Building Services**

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
\$ 286,529	\$ 20,000	\$ 306,529	1
\$ 295,703	\$ 20,000	\$ 315,703	2
\$ 304,877	\$ 20,000	\$ 324,877	3
\$ 320,121	\$ 21,000	\$ 341,121	4
\$ 336,128	\$ 21,000	\$ 357,128	5
	Total	\$ 1,645,358	

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 \$70,000 per year as compared to hiring staff.

RECOMMENDATION:

Staff recommends the Board approve FRCC's request for spending authority to contract with Metro BS Holdings, LLC in the amount of \$1,645,358 for custodial/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.