



Citywide Janitorial Services

excluding Denver International Airport

American Facility Services Group, Inc.

- GENRL-202683988

CCS Facility Services – Colorado Inc.

- GENRL-202683966

Roth Property Maintenance, L.L.C.

- GENRL-202683981

Department of General Services

Adrina Gibson, Executive Director
Kami Johle, Director of Administration
Roberto Avila, Contract Administrator

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Citywide Janitorial Services Overview

88 Buildings | 7 Portfolios | Approximate Staff Hours

Participating Agencies:

- General Services – 28 buildings, 8,771 monthly hours
 - Denver Parks & Recreation – 45 buildings, 5,214 monthly hours
 - Denver Human Services – 5 buildings, 1,084 monthly hours
 - Department of Transportation and Infrastructure – 3 buildings, 381 monthly hours
 - Department of Motor Vehicle – 2 buildings, 103 monthly hours
 - Department of Safety – 4 buildings, 164 monthly hours
 - Denver Public Library – 1 building, 305 monthly hours
-

**Estimated hours are subject to adjustment based on available resources and operational needs.*

Services Covered by Contract

Types of Cleaning

- Carpet and upholstery cleaning
- Countertop and desktop cleaning
- Dusting
- Exterior trash collection
- Floor polishing, stripping and waxing
- Floor sweeping and mopping
- Glass (spot cleaning only)
- Holding cell decontaminations
- Machine floor scrubbing
- Metal cleaning and polishing
- Restroom cleaning and dispenser service
- Trash and recycling collection
- Vacuuming

Types of Cleaning

- Conference rooms and classrooms
- Courtrooms
- Elevators
- Gymnasium, exercise and wellness rooms
- Holding cells
- Kitchens and break rooms
- Lobbies, entrances, hallways and stairways
- Locker rooms
- Offices
- Restrooms
- Service areas

Prevailing Wage Requirements and Compliance with Denver Wage Laws

- Contractors shall comply with Payment of Prevailing Wages Ordinance, Sections 20-76 through 20-79, D.R.M.C.
- Contractors shall comply with City's Minimum Wage and Civil Wage Theft Ordinances, Sections 58-1 through 58-26 D.R.M.C.

Fringe Benefits Covered by Prevailing Wage

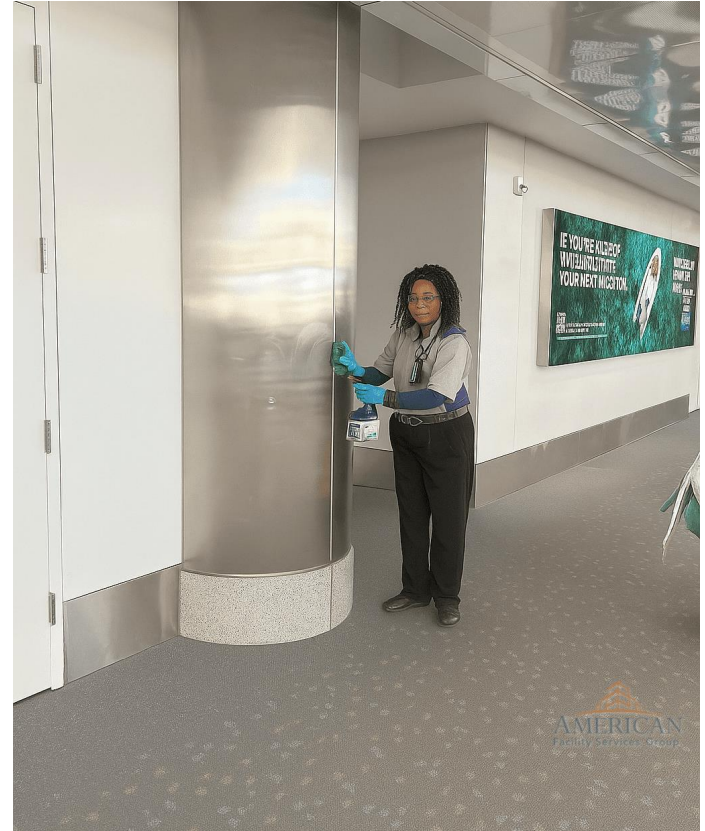
City contractors are required to pay no less than prevailing wage, including fringe benefits as predetermined by the Office of Human Resources. The contractor's obligation to pay fringe benefits may be met either by payment of the fringe benefits to bona fide benefit plans, funds, or programs or by making payments to the covered employees as additional pay in lieu of fringe benefits.

The Denver Auditor's Office Prevailing Wage Division must approve all fringe benefit packages.

1. Health Insurance
2. Paid Leave
3. Tools and Employer Costs
4. Pension, Vesting, and Retirement Plans

Worker Retention

- Contractors shall comply with the City's Worker Retention Ordinance, Sections 58-31 through 58-34, D.R.M.C.
- Successor contractors are required to retain qualified employees from the previous contractor for a transition period of 90 days
- At the end of the 90 days, the successor contractor must perform a written performance evaluation for each covered worker
- If the employee's performance is satisfactory, the successor contractor must offer the employee continued employment under the contract



Procurement Overview

Proposals Received

- 15 proposals received
- 12 proposals deemed responsive
- 3 awards issued

Evaluation Criteria

- Organization background
- Organization capacity
- Service delivery plan
- Staff training plan
- Pricing
- Administrative document requirements
- Interview

Evaluation Committee

- Stakeholder agencies (General Services, Parks & Recreation, Human Services)
- Contractor selections: American Facility Services Group, CCS Facility Services, and Roth Property Maintenance were evaluated and ranked as the top three contractors

Best Value

Request for Proposal Considerations

Technical Responses

- Experience
- Staffing plan: City's Worker Retention Ordinance
- Management plan
- Management philosophy and quality control
- DSBO MWBE Requirements
- Training
- Employee screening
- Recording measures

Interview

- Experience
- Litigation, DOL, or OSHA citations or investigations
- Logistical strategy
- Transition and implementation schedule
- Equipment and preventative maintenance program

Pricing

- Cross-portfolio analysis validated competitiveness and the lowest evaluated pricing
- Alignment of pricing with technical approach, staffing plans, technology solutions, and demonstrated use of reporting

Evaluation & Award Allocation

- The solicitation was open to proposers to bid on any or all seven (7) portfolios, giving proposers maximum flexibility.
- Awards were allocated by portfolio based on a combined evaluation and scoring of written proposals and interview performance.

New Contracts



**American Facility
Services Group, Inc.
(AFSG)**
GENRL-202683988

Summary:

- Local firm
- Holds MWBE and SBE certifications
- Awarded group 5

Contract Term:

- 5/1/2026 – 4/30/2029
- Initial 3-year term with the option of two 1-year renewals

Contract Maximum:

\$3,750,000.00

MWBE Commitment:

100% (self-performing)

New Contracts



CCS Facility Services
– Colorado Inc.
(CCS)
GENRL-202683966

Summary:

- Local firm
- Awarded groups 1, 2, 3, 4, and 6

Contract Term:

- 5/1/2026 – 4/30/2029
- Initial 3-year term with the option of two 1-year renewals

Contract Maximum:

\$21,750,000.00

MWBE Commitment:

25% subcontractor utilization:
AlphaGreen Cleaning LLC

New Contracts



**Roth Property
Maintenance, LLC
(RPM)**

GENRL-202683981

Summary:

- Local firm
- Holds MWBE and SBE certifications
- Awarded group 7

Contract Term:

- 5/1/2026 – 4/30/2029
- Initial 3-year term with the option of two 1-year renewals

Contract Maximum:

\$500,000.00

MWBE Commitment:

100% (self-performing)

Workforce Transition Strategy

Progress Snapshot

- Transition Planning Meeting held 3/25 and attendees included SEIU Local 105, RPM, CCS, AFSG, AlphaGreen and City Staff
- General Services (GS) and SEIU Local 105 coordination and collaboration meeting held 4/15
- Town Halls with current employees held 4/21-22, interpreted in Spanish and Korean
- GS Issues 4/17 Notice and 4/24 Updated Notice to Workers: Protections, Process, and Next Steps for Janitorial Workers
- Contractors conducting employee onboarding events
 - Complete onboarding and application events
 - Continue facility walk-throughs with City Staff
- GS continues to facilitate weekly transition meetings



Key Milestones & Critical Dates

City Council Next Steps

FINBIZ Meeting: 4/14 (rescheduled)

FINBIZ Meeting: 4/28

City Council Meeting: 5/4

Contract Next Steps

Current Contracts Expire: 4/30/26

New Contracts Executed: within 2-3 weeks pending City

Council approval on 5/4



Appendix



Facilities Serviced by American Facility Services Group



Minoru Yasui Building

Group 5

- Minoru Yasui Building
- Wellington E. Webb Municipal Office Building



Webb Building



Facilities Serviced by CCS Facility Services

Group 1

- City and County Building
- Fire Line Shop
- Police District 6

Group 2

- Animal Shelter
- Metro SWAT
- Osage Transfer Building
- Police District 3
- Police District 4
- Wastewater Management Building
- Gary Price Building
- Fleet Maintenance Facility and Fueling Station
- National Western Stock Show Bldg.

Group 3

- Cherry Creek Transfer
- 911 Communications Center
- Gang Unit
- Elbra M. Wedgeworth Municipal Building
- EEB/Police Transmitter
- Police Academy
- Police District 1
- Police District 2
- Police District 5
- Roslyn Complex
- Traffic Operations/Firing Range
- Vehicle Impound Facility
- Arie P. Taylor (General Services)
- DHS Eastside
- Arie P. Taylor (DHS)
- DHS on the Platte
- Richard T. Castro Building
- Northwest DMV
- Southeast DMV
- Moore Center
- Community Corrections Building 19
- Tooley Hall
- Youth Empowerment Center
- DHS Welcome Center



Facilities Serviced by CCS Facility Services

Group 4

- Lindsey-Flanigan Courthouse
- Police Crime Lab
- Rose Andom Center
- Van Cise-Simonet Detention Center
- Denver Central Library

Group 6

- 20th Street Recreation Center
- Ashland Recreation Center
- Athmar Recreation Center
- Aztlan Recreation Center
- Barnum Recreation Center
- Carla Madison Recreation
- Central Park Recreation Center
- College View Recreation Center
- Community Recreation Center
- Cook Park Recreation Center
- Eisenhower Recreation Center
- Glenarm Recreation Center
- Green Valley Ranch Recreation
- Harvard Gulch Recreation
- Harvey Park Recreation Center
- Hiawatha Davis Recreation
- Highland Senior Recreation
- Johnson Recreation Center
- La Alma Recreation Center
- La Familia Recreation Center
- Martin Luther King Recreation
- Montbello Recreation Center
- Montclair Recreation Center
- Platt Park Recreation Center
- Rude Recreation Center
- Scheitler Recreation Center
- Southwest Recreation Center
- St. Charles Recreation Center
- 5090 Broadway Recreation Center
- Swansea Recreation Center
- Washington Park Recreation

Facilities Serviced by Roth Property Maintenance

Group 7

- Central Park Pavilion
- City Park Pavilion
- Chief Hosa Lodge
- Buffalo Bill Museum
- Fleming Mansion
- Molkey Hall
- Mountain Parks Headquarters
- Parks Headquarters - Huron
- Washington Park Boathouse
- Mountain Parks Headquarters (New Office Building)
- Mountain Parks Headquarters (Ranger Office Building)
- Parks Operations Northeast District
- Parks Operations Southwest District - Kenyon Mtc. Facility
- Rosedale Maintenance Facility



City Park Pavilion



Questions