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## **Roth Property Maintenance, L.L.C. 201419545-03**

### **Overview:**

Roth Property Maintenance, L.L.C. is under contract to provide janitorial services at various city-owned facilities, excluding Denver International Airport. The current contract is set to expire on February 29, 2020. The General Services Contracts Office is requesting a formal amendment to extend the current term so that it expires on December 31, 2020. The amendment will increase the contract maximum from \$25,750,000 to \$33,500,000. The request to amend the contract is needed to provide the General Services Contracts Office additional time for an RFP solicitation to unbundle the contract. The amendment also adds language regarding the city's minimum wage ordinance. The current large contract was awarded to only one contractor. The intent of the new RFP solicitation is to award multiple contracts to multiple vendors. This new approach aligns with Executive Order No. 101 – Diversity and Inclusivity Provisions in City Solicitations, General Services' Small Business Utilization Plan, and will create opportunities for businesses of all sizes to bid on a portion of the contracted work with the intent of a certified firm becoming a prime on one of the portfolios.

### **RFP Solicitation Unbundling:**

The Janitorial Services RFP has unbundled one large contract consisting of 87 buildings citywide into tentatively six smaller portfolios with each portfolio being subject to an MWBE goal. Working with the Division of Small Business Opportunity, this solicitation looks to engage certified firms by notifying them in advance of the opportunity to bid and will host a networking opportunity in conjunction with the solicitation pre-bid meeting.

- Group 1 tentatively consists of eight buildings and current contract spend is \$679,309 per year
- Group 2 tentatively consists of eleven buildings and current contract spend is \$550,245 per year
- Group 3 tentatively consists of eighteen buildings and current contract spend is \$1,343,773 per year
- Group 4 tentatively consists of four buildings and current contract spend is \$983,214 per year
- Group 5 tentatively consists of four buildings and current contract spend is \$924,525 per year
- Group 6 tentatively consists of forty-two buildings and current contract spend is \$2,249,624 per year

### **Non-displacement of Qualified Workers**

Executive Order No. 136 – Non-displacement of Qualified Workers under City Contracts requires a 90-day transition period allowing employees of the incumbent contractor to accept employment with the newly awarded contractor.

### **RFP Solicitation Tentative Timeline:**

- RFP solicitation published – February 2020
- Pre-bid meeting, networking event, and site tour – March 2020
- Proposer question and answer period – March 2020
- Proposer submission deadline – Late March 2020
- DSBO responsiveness review – April 2020
- Purchasing responsiveness review – April 2020
- Selection committee proposal review and meeting – May 2020
- Proposer interviews – May 2020
- Contract negotiation – June – July 2020
- Council & signature process – August 2020
- Vendor transition – August – November 2020