



DENVER
THE MILE HIGH CITY

CITY CONTRACT FOR JANITORIAL SERVICES WITH
LAKEVIEW RENOVATIONS, INC.
(DBA NORTH AMERICAN PROPERTY SERVICES
AKA NAPS)
OCTOBER 7, 2014



Contract Amendment History

- Contract commenced January 1st, 2010.
 - Provides custodial services to 19 facilities for the City and County of Denver.
 - Total dollar amount of original contract: \$7,145,304
- **1st Amendment:** February 2010, replaces surety performance bond requirement with a letter of credit.
- **2nd Amendment:** November 2012, contract term clarified to not exceed December 31, 2014. Adds provision prohibiting employment of undocumented persons.
- **3rd Amendment:** May 2013, City agrees to reimburse NAPS for prevailing wage increases beginning January 1, 2013. Contract maximum increased to \$12,145,304.
- **Proposed 4th amendment:** Increase contract maximum by \$350,000 to \$12,495,304.



19 Facilities In Original Contract

- Wellington E. Webb Municipal Office Building
- Minoru Yasui Building
- Permit Center
- Fire Headquarters
- Roslyn Complex (6 buildings)
- Cherry Creek Transfer Station
- Osage Transfer Station
- Arie P. Taylor Building
- DOIT (police information technology)
- Animal Shelter
- Police Traffic operations/firing range
- Denver Human Services, east side
- Election Commission
- Solid Waste Offices



Facilities Added To Contract

- May 2010
 - City and County Building
 - Arson Unit
 - Fire Line Shop
 - Communications Center
 - Police Academy
- June 2011
 - Montclair Recreation Center
- July 2011
 - Central Park Recreation Center
- December 2011
 - 20th street Recreation Center
 - Parks Headquarters – Huron Street
- January 2012
 - Parks Facilities – Jason Street
 - Mountain Parks Headquarters
 - Scheitler Recreation Center
 - Washington Park Recreation Center
 - Athmar Recreation Center
 - Rude Recreation Center
 - Montbello Recreation Center
 - Molkery Hall

- April 2012
 - Harvard Gulch Recreation Center
- May 2012
 - City Park Bible House
- June 2012
 - Lindsey-Flanigan Courthouse
 - Van Cise-Simonet Detention Center
- January 2013
 - Eisenhower Recreation Center
- March 2013
 - Fleming Mansion

Facilities added after last contract increase (May 2013)

- June 2013
 - Police Electronic Engineering Bureau (\$48,324)
 - Platt Park Recreation Center (\$22,174)
 - Highland Senior Center (\$31,596)
- November 2013
 - Elbra M. Wedgeworth Municipal Building (\$54, 680)
- September 2014
 - Globeville Recreation Center (\$2,985)



Prevailing Wage Reimbursement

2013 Prevailing Wage Increase		
Wages	\$1.00 x 97,500hrs *	\$97,500
Fringe Benefits	\$0.17 x 97,500hrs	\$16,575
Sub Total	\$1.17	\$114,075

2014 Prevailing Wage Increase		
Wages	\$.20 x 102,840hrs*	\$20,568.00
Fringe Benefits	\$0.13 x 102,840hrs	\$13,369.20
Sub Total	\$0.33	\$33,937.20
Total	\$1.50	\$148,012.20

*Total hours for all facilities in 2013. Hours pulled from Labor Compliance Software (LCPtracker).

Reimbursable Expenses

2013 Reimbursable Expenses		
FICA	$\$0.0775 \times 97,500\text{hrs}$	\$7,556.25
State Unemployment	$\$.012 \times 97,500\text{hrs}$	\$1,170.00
Federal Unemployment	$\$0.009 \times 97,500\text{hrs}$	\$877.50
Liability Insurance	$\$0.0135 \times 97,500\text{hrs}$	\$1,316.25
Workers Compensation	$\$0.088 \times 97,500\text{hrs}$	\$8,580.00
Total	\$0.20	\$19,500.00

2014 Reimbursable Expenses		
FICA	$\$0.0199 \times 102,840\text{hrs}^{**}$	\$2,046.52
State Unemployment	$\$.0026 \times 102,840\text{hrs}$	\$267.38
Federal Unemployment	$\$0.002 \times 102,840\text{hrs}$	\$205.68
Liability Insurance	$\$0.0033 \times 102,840\text{hrs}$	\$339.37
Workers Compensation	$\$0.0222 \times 102,840\text{hrs}$	\$2,283.05
Total	\$0.05	\$5,142.00

*Total hours for all facilities in 2013. Hours pulled from Labor Compliance Software

(LCPTracker)

**Total estimated hours for all facilities in 2014.



Total Vendor Contract Increase

2013 and 2014 Increases	
Services For Facilities Added Since May 2013	\$159,759.00
Prevailing Wages 2013/2014	\$148,012.20
Reimbursable Expenses 2013/2014	\$24,642.00
Potential Additional Services	\$17,586.80*
Total	\$350,000.00

*\$17,586.80 included for potential as needed additional services such as carpet shampooing, upholstery cleaning and stripping/waxing floors.