

RESOLUTION NO. 2007-172

AUTHORIZING CONTRACT NO. 2007-121 WITH CARDINAL WINDOW CLEANING COMPANY FOR RAPID STATION AND EXTERIOR BUILDING WASHING AT GCRTA FACILITIES, AS SPECIFIED, FOR A PERIOD OF THREE (3) YEARS IN AN AMOUNT NOT TO EXCEED \$363,600.00 (GENERAL FUND, RAIL DISTRICT DEPARTMENT BUDGET)

WHEREAS, the Authority requires the services of a professional cleaning company for the continued maintenance of the Authority's rapid stations and buildings on a semi-annual basis for the contract period beginning January, 2008 and ending December, 2010; and

WHEREAS, the bid of Cardinal Window Cleaning Company, located at 26822 East Oviatt Road, Bay Village, OH 44140 for Rapid Station and Exterior Cleaning of the Authority's facilities for a period of three (3) years was received on November 29, 2007, in an amount not to exceed three hundred sixty-three thousand six hundred & 00/100 dollars (\$363,600.00); and

WHEREAS, the General Manager/Secretary-Treasurer deems the bid of Cardinal Window Cleaning Company to be a responsive bid from a responsible bidder and recommends acceptance thereof by the Board of Trustees.

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of the Greater Cleveland Regional Transit Authority, Cuyahoga County, Ohio:

Section 1. That the bid of Cardinal Window Cleaning Company for rapid station and exterior building cleaning, as specified, for a period of three (3) years be and the same is hereby accepted.

Section 2. That the General Manager/Secretary-Treasurer of the Authority be and he is hereby authorized to enter into a contract with Cardinal Window Cleaning Company for rapid station and exterior building cleaning, as specified, for a period of three (3) years.

Section 3. That said contract shall be payable from the General Fund, Rail District Department budget, in an amount not to exceed three hundred sixty-three thousand six hundred & 00/100 dollars (\$363,600.00). This is contingent upon the Board of Trustees' approval of the 2008 Operating Budget.

Section 4. That said contract shall be binding upon and an obligation of the Authority contingent upon funding for future years; compliance by the contractor with the Specifications and Addenda thereto, if any; the Affirmative Action Plan adopted by the Board of Trustees in Resolution 2007-064; bonding and insurance requirements and all applicable laws relating to contractual obligations of the Authority.


Section 5. That the Greater Cleveland Regional Transit Authority's Board of Trustees expects that Cardinal Window Cleaning Company will attempt to exceed the 12% minimum DBE goal assigned to this procurement.

Section 6. That this resolution shall become effective immediately upon its adoption.

Adopted: December 18, 2007

  
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President

Attest:

  
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CEO General Manager/Secretary-Treasurer



<b>TITLE/DESCRIPTION:</b> AUTHORIZING CONTRACT 2007-121 WITH CARDINAL WINDOW CLEANING COMPANY FOR RAPID STATION AND EXTERIOR BUILDING WASHING AT GCRTA FACILITIES AS SPECIFIED FOR A PERIOD OF THREE (3) YEARS IN AN AMOUNT NOT TO EXCEED \$363,600.00 (GENERAL FUND, RAIL DISTRICT DEPARTMENT BUDGET)	<b>Resolution No.:</b> 2007 - 172
	<b>Date:</b> December 13, 2007
	<b>Initiator:</b> Rail District
<b>ACTION REQUEST:</b> <input type="checkbox"/> Approval <input type="checkbox"/> Review/Comment <input type="checkbox"/> Information Only <input type="checkbox"/> Other _____	

- 1.0 **PURPOSE/SCOPE:** This action will allow the Authority to enter into a contract for Rapid Station and Exterior Building Cleaning for a period of three (3) years, as specified.
- 2.0 **DESCRIPTION/JUSTIFICATION:** This project covers approximately thirteen (13) major GCRTA facilities that require semi-annual exterior structure cleaning including the washing of the windows. Included are West 25<sup>th</sup> Street-Ohio Station, Superior Station, West Park Station, Louis Stokes Station at Windermere, West Blvd-Cudell Station, West 3<sup>rd</sup> Street Station, North Coast Station, Settlers Landing, East Bank Station, Triskett Station, West 117<sup>th</sup> & Madison Station, West 65<sup>th</sup> Street Station and the Gund Walkway Extension. This contract enables the Authority to keep the facility's interiors and windows clean which benefits both the customers and employees of the Authority.
- 3.0 **PROCUREMENT BACKGROUND:** The Invitation for Bid (IFB) was posted on the procurement web site and advertised in the local newspapers. Twelve (12) potential bidders downloaded the bid package with two (2) bidders responding. Bids were opened on November 29, 2007. After investigation, it was determined that there were only a few bidders with the experience, equipment and trained personnel to perform the work. Equipment utilized on this contract include repelling equipment, an aerial crane with bucket capabilities, high pressure washers and other specialized equipment. One bidder advised that it did not have sufficient staff to perform the work. One bidder did not bid due to the uncertainty of available power outages and track time to perform the necessary work. Two (2) bids were received as follows:

<u>COMPANY</u>	<u>BID PRICE</u>	
	Per Year	Total
Cardinal Window Cleaning Company 26822 East Oviatt Road Bay Village, OH 44140	\$121,200	\$363,600
H2O Mobile Pressure Washing, Inc. 6201 Smith Road Brookpark, OH 44142	\$240,000	\$720,000

Cardinal Window Cleaning Company is the current contractor for the Authority and has satisfactorily performed the work without any issues or concerns. A cost analysis has been performed and the Procurement Department has determined that the price is fair and reasonable to the Authority.

- 4.0 **AFFIRMATIVE ACTION/DBE BACKGROUND:** All Affirmative Action requirements have been met. A 12% DBE goal was established for this procurement. Cardinal Window Cleaning Co. has committed to achieve the goal through the utilization of Bean and Bennett Enterprise, Inc., a Certified African American DBE Firm in the amount of \$43,632.00.
- 5.0 **POLICY IMPACT:** Does not apply.
- 6.0 **ECONOMIC IMPACT:** The contract will be funded through the General Fund, Rail District Department budget in an amount not to exceed three hundred sixty-three thousand six hundred & 00/100 dollars (\$363,600.00). The price of \$121,200.00 is 61% below the budget estimate for 2008 and is 2% higher than the previous contract which had been a firm fixed price for a two year period. This is contingent upon the Board of Trustee's approval of the 2008 Operating Budget.
- 7.0 **ALTERNATIVES:** Reject the bid. Rejection of this bid will delay the scheduling of the cleaning as identified by GCRTA facilities personnel and adversely impact the public image of the Authority and the comfort of its customers.
- 8.0 **RECOMMENDATION:** It is recommended that the bid of Cardinal Window Cleaning Company be accepted and the resolution passed authorizing the General Manager/Secretary-Treasurer to enter into a contract.
- 9.0 **ATTACHMENTS:** None

Recommended and certified as appropriate to the availability of funds, legal form and conformance with the Procurement requirements.

  
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CEO, General Manager/Secretary-Treasurer