



**Recommendation Report to the
Business Administration Committee
For
Custodial Services
At Ronald Reagan Washington National Airport
September 2014**

PURPOSE

Request the Business Administration Committee approve and recommend to the Board of Directors award of a Ronald Reagan Washington National Airport Custodial Services Contract to Metropolitan Building Services (MBS) of Washington D.C., for a maximum five-year term, in the amount of \$41,555,666 effective December 1, 2014.

BACKGROUND

The contract provides comprehensive custodial services 24 hours per day, 365 days per year throughout Reagan National. Custodial services include various housekeeping tasks such as carpet care, terrazzo floor care, restrooms, passenger hold-rooms, passenger loading bridges, dusting, glass cleaning, office cleaning, policing for spills and litter, trash collection and disposal, recycling collection, and elevator/escalator/moving walkway cleaning.

The contract term includes a two-year base period with three one-year options and has a 100 percent LDBE requirement.



DISCUSSION

- The Business Administration Committee concurred with the pre-solicitation terms on October 16, 2013 using the Best Value procurement process with four published evaluation criteria listed in descending order of importance with past performance being the most important.
- Eleven proposals were received and each was evaluated against the past performance criterion of years of experience on contracts the size and scope of those similar to Reagan National's.

DISCUSSION

- The initial evaluation determined three firms to have met the acceptable past performance requirements necessary to continue in the technical evaluation process for the remaining three criteria.
- The final evaluation process concluded that of the three firms, only one firm, Metropolitan Building Services (MBS), was deemed technically acceptable to perform the custodial scope of services.
- Negotiations with MBS involved technical and cost tradeoffs and resulted in a total five-year contract price of \$41,555,666 which includes the new living wage rate of \$13.54 per hour.

RECOMMENDATION

Staff requests that the Business Administration Committee approve and recommend that the Board of Directors approve the award of the Custodial Services Contract at Reagan National to Metropolitan Building Services of Washington D.C., effective December 1, 2014 for a maximum five-year term valued at \$41,555,666.

Proposed Resolution

Authorizing the Award of a Contract to Provide Custodial Services at Ronald Reagan Washington National Airports to Metropolitan Building Services

WHEREAS, In October 2013, staff presented the Business Administration Committee with a pre-solicitation paper on a solicitation of firms to provide custodial services at Ronald Reagan Washington National (Reagan National) Airport, and a Request for Proposals (RFP) was issued on December 16, 2013;

WHEREAS, The evaluation of firms submitted proposals in response to the RFP concluded that only one firm, Metropolitan Building Services, was technically acceptable to perform the custodial scope of services;

WHEREAS, On September 17, 2014, the Business Administration Committee was presented with the evaluation results and recommended that the Board of Directors approve the award of this custodial services contract to Metropolitan Building Services; now, therefore, be it

RESOLVED, That the award of a two-year contract with three one-year options to Metropolitan Building Services for the provision of comprehensive custodial services at Reagan National, including the provision of all labor, materials, equipment and supervision, is approved; and

2. That the President and Chief Executive Officer is authorized to execute a contract with Metropolitan Building Services for the provision of these custodial services, consistent with the terms and conditions presented to the Business Administration Committee on September 17, 2014.

*For Consideration by the Business Administration Committee and
Board of Directors on September 17, 2014*



Ronald Reagan Washington National Airport



Dulles Corridor Metrorail Project



Dulles Toll Road



Washington Dulles International Airport



METROPOLITAN WASHINGTON
AIRPORTS AUTHORITY