



Janitorial Services Passenger Facilities

Customer Service, Safety and Mobility
Committee

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Recommendation

- Approval of a resolution authorizing the President & Chief Executive Officer or her designee to award a three-year contract with one, three-year option to Triad Commercial Services for Janitorial Services of all Passenger Facilities, for an authorized amount not to exceed \$8,432,599.
- Approval of this contract will help achieve Board Strategic Priority 2. Provide stewardship of the transit system, agency assets and financial obligations

Purpose

- DART has 88 locations over our 700 square mile service area that require janitorial services to maintain clean and hygienic conditions for our passengers and employees.
- Locations include:
 - 66 Light Rail Station Platforms
 - 4 Commuter Rail Stations
 - 14 Light Rail Transit Centers
 - 2 Transfer Centers
 - 2 Park and Rides
 - 30 Crew Rooms



Background

- The Contractor shall perform cleaning services, seven days per week (Monday through Sunday inclusive of holidays) regardless of outside weather conditions.
- The frequency of daytime cleaning increased under this contract due to higher demand to maintain the stations in the current environment. Additional rovers were added to the red and green lines, where we have seen the most issues.
- The annual cost of this contract increased by 12% due to inflation and increased cleaning frequencies needed.
- Night cleaning (10 pm to 4 am) occurs at all 88 locations and consists of thorough cleaning of all surfaces, door fixtures, stairways, pavers, floors, restrooms, elevators, benches, windscreens and pylons. Emptying trash cans and litter control, including trackway with proper authorizations, is also required.
- Day cleaning occurs at 59 of the 88 locations and consists of cleaning, sanitizing and deodorizing the restrooms, emptying trashcans, and picking up litter (excluding trackway). The vendor must also spot clean high touch surfaces and spot sweep and mop both the interior and exterior floors and walkways. Frequency ranges from assigning an onsite day porter to a rover that visits 3-4 times a day.

Attachment 3

Board-Approved Expenditure Justification Bus Stop Amenity Cleaning

PURPOSE OF CONTRACT /AGREEMENT	DOLLAR AMOUNT	CONTRACT TERM	TYPE OF PROCUREMENT	<ol style="list-style-type: none"> 1. Is it necessary? 2. Does it need to happen now? 3. Can it be phased? 4. Can we reduce the amount?
<p>Janitorial services of passenger facilities including transit centers, LRT rail platforms, crew rooms, and transfer locations.</p>	<p>Not to exceed 8,432,599</p>	<p>Three-year base term with one, three-year option</p>	<p>Invitation for Bid (IFB)</p>	<ol style="list-style-type: none"> 1. Yes, this is required to maintain clean passenger facilities. 2. Yes, services must be continually provided. 3. No, this contract is for the ongoing maintenance required for clean passenger facilities. 4. No, the need for more frequent janitorial services has increased in the last year.

Requested Action

- Approval of a resolution authorizing the President & Chief Executive Officer or her designee to award to award a three-year contract with one, three-year option to Triad Commercial Services for Janitorial Services of all Passenger Facilities, for a total authorized amount not to exceed \$8,432,599.



DART

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