ADDENDUM I

PURCHASE OF FACILITIES
CUSTODIAL AND GROUNDS SERVICES
CSP No. 2024-0046

I. Vendors can bid on all or only Custodial Services or only Grounds Services portion of the CSP.

II. The original Board Awarded documents dated May 16, 2017, and is attached in the documents below.

III. The current contract price is listed in the Board Approved Document dated May 17, 2022, and is attached in the documents below.

IV. The current vendor performed APPA Levels as described in CSP 2017M-004. “Alamo Colleges anticipates that the Contractor will provide APPA Level 3 for all Custodial Service Areas within each building. However, Alamo Colleges reserves the right to modify the APPA Performance Level for any Custodial Service Area within a building, or within a Campus, or within a Group during the Term of the Agreement. Therefore, Contractor's proposal response must include alternate pricing for APPA Level 2 and APPA Level 4.”

V. Alamo Colleges will be doing site visits at the following locations on January 15-17, 2024, for Custodial services scope only. Ground services scope sites can be visited independently. The site visits will consist of APPA level 1 buildings and APPA level 3 buildings. Campus Maps can be found at https://www.alamo.edu/about-us/our-district/maps/
### Monday, January 15, 2024

<table>
<thead>
<tr>
<th>Meet Up Location</th>
<th>Start Time</th>
</tr>
</thead>
</table>
| San Antonio College  
1819 N Main Ave, San Antonio, TX 78212  
In front of Building | 8:00 AM    |
| Alamo Colleges District  
2222 N Alamo St, San Antonio, TX 78215  
Main Entrance |            |
| Brackenridge Education & Training Center  
532 Center St, San Antonio, TX 78202  
In front of Building |            |
| Central Texas Technology Center  
2189 FM 758, New Braunfels TX 78130  
In front of Building |            |

### Tuesday, January 16, 2024

<table>
<thead>
<tr>
<th>Meet Up Location</th>
<th>Start Time</th>
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</thead>
</table>
| Southwest Campus  
800 Quintana Rd. San Antonio TX 78211  
In front of Building | 8:00 AM    |
| Palo Alto College  
1400 W. Villaret BLVD San Antonio TX 78224  
In front of Rio Grand Building # 41 |            |
| First Responders Academy  
15775 IH 35 S. San Antonio TX 78002  
In front of Building |            |
| Westside Education Technology Center  
563 SW 40th St. San Antonio, TX 78237  
In front of Building |            |
| Northwest Vista College  
3535 N. Ellison Dr. San Antonio TX 78251  
In front of Cedar Elm STEM Center |            |

### Wednesday, January 17, 2024

<table>
<thead>
<tr>
<th>Meet Up Location</th>
<th>Start Time</th>
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</thead>
</table>
| St. Philip’s College  
1801 Martin Luther King Drive San Antonio TX 78203  
In front of the CLR Building # 8 | 8:00AM     |
| Eastside Educational Training Center  
4551 Dietrich Rd, San Antonio, TX 78219  
In front of Building |            |
| Southside Education Training Center  
1760 Martinez Losoya Rd, San Antonio, TX 78221  
In front of Building |            |
| Northeast Lakeview  
1201 Kitty Hawk Rd. San Antonio TX 78148  
In front of Paluxy Hall, |            |
VI. The deadline to submit questions for the referenced solicitation is hereby extended to Thursday, January 25, 2024.

VII. The deadline to submit responses for the referenced solicitation is hereby extended to 2:00 p.m., Thursday, February 8, 2024.

VIII. Send site visit request by email to dst-purchasing@alamo.edu

IX. Please acknowledge receipt of this Addendum I with your proposal.

REMINDER: The deadline for submittal of responses for this project is 2:00 p.m. Thursday, February 8, 2024.
Discussion and Possible Action on the Purchase of Facilities Support Services

Presented to the Board Acting as Committee of the Whole on May 9, 2017, and now presented to the Board for approval on May 16, 2017.

MINUTE ORDER

“The Alamo Colleges District Board of Trustees hereby awards the contracts to the proposals submitted by the vendors shown in the Award Table providing for the purchase of Facilities Support Services in the estimated annual amount of $7.9 million as requested by the office for the Associate Vice Chancellor of Facilities Operation and Construction Management.”

<table>
<thead>
<tr>
<th>Award Table</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Recommended Proposal</strong></td>
</tr>
<tr>
<td>McLemore Building Maintenance, Inc.</td>
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<tr>
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<td></td>
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<td></td>
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<tr>
<td></td>
</tr>
<tr>
<td>GCA Education Services of Texas</td>
</tr>
<tr>
<td>McLemore Building Maintenance, Inc.</td>
</tr>
<tr>
<td>Jacobs Project Management Company</td>
</tr>
<tr>
<td>AG/CM, Inc.</td>
</tr>
<tr>
<td>Foster CM Group, Inc.</td>
</tr>
<tr>
<td>Broaddus &amp; Associates</td>
</tr>
<tr>
<td>Project Control, Inc.</td>
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<tr>
<td>Johnson Controls</td>
</tr>
<tr>
<td>Alfaro Consulting LLC</td>
</tr>
</tbody>
</table>

PURPOSE

This contract action provides for purchase of Facilities Support Services for the Alamo Colleges District facilities and properties enterprise-wide. The scope of work includes providing all management, labor, material, equipment, and related fees for the provision of building cleaning and maintenance services (Custodial Services), landscaping and grounds maintenance services (Grounds Services); and services in the areas of: plumbing, irrigation technical support, carpentry, electrical HVAC, painting and drywall, general maintenance, construction inspector, project management, and master professional engineer HVAC support (Staff Support Services). The Custodial Services include emptying recycle waste in compactors and event setups/teardowns.

BACKGROUND

A notice soliciting Competitive Sealed Proposals (CSP) was advertised in the San Antonio Express News and La Prensa twice over a thirty-one day period. Additionally, Purchasing and Contract Administration sent notices to eight hundred thirteen potential Offerors. The eight proposals received by the CSP deadline were evaluated by representatives from the Facilities Operation and Construction Management Department. Evaluations were based on unit prices and estimated annual amounts for various locations and service types/levels (Level 1-4). As a result of this effort, contracts are recommended on a best value basis. An evaluation process to formally award multiple contracts to various Offerors was conducted to reduce the delays in repetitive bidding, expand the range of services, and to ensure services are available when needed. The amounts shown represent the Alamo Colleges District’s best estimates for a one-year period, the amount paid will depend on the amount of services purchased. The contract awarded to AG/CM, Inc., Foster CM Group, Inc., Broaddus & Associates, and Alfaro Consulting, LLC will contribute to the Alamo Colleges District Small, Minority, Women, and Veteran Owned Business Enterprise (SMWVBE) Program Aspiration Goals. The contracts awarded by the Board of Trustees as a result of the CSP will begin upon award and terminate August 31, 2018, and have three, one-year options to renew upon mutual consent of the Contractor(s) and the Alamo Colleges District.
IMPLICATIONS
Financial: $7,994,954 estimated annually; Various Facilities Operating Funds
Strategic Objective: Goal I – Student Success; Goal III – Performance Excellence
Employee Services: None
ATTACHMENTS: Price Tabulation, Evaluation Criteria

Gary O’Bar, C.P.M.
Director Purchasing & Contract Administration

John W. Strybos, P.E.
Associate Vice Chancellor of Facilities Operation and Construction Management

Dr. Diane E. Snyder, CPA, Ph.D.
Vice Chancellor for Finance & Administration

Dr. Bruce H. Leslie, Ph.D.
Chancellor
## EVALUATION CRITERIA

**Purchase of Facilities Support Services**

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Maximum Points</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Purchase Price</td>
<td>30</td>
</tr>
<tr>
<td>2. Reputation of the Vendor and of the Vendor's Goods or Services</td>
<td>10</td>
</tr>
<tr>
<td>3. Quality of Vendor's Goods and Services</td>
<td>10</td>
</tr>
<tr>
<td>4. Extent to Which the Goods or Services Meet the District’s Needs</td>
<td>15</td>
</tr>
<tr>
<td>5. Other Relevant Factors (Use of Environmentally Preferable Products or Services, Student Internship Program, Experience Modification Rate, Experience using Maximo CMMS)</td>
<td>35</td>
</tr>
<tr>
<td><strong>Total:</strong></td>
<td><strong>100</strong></td>
</tr>
</tbody>
</table>
Discussion and Possible Action on an Amendment to the Facilities Support Services Agreement with McLemore Building Maintenance, Inc.

Presented to the Board Acting as Committee of the Whole on May 10, 2022 and now presented to Board for approval on May 17, 2022.

MINUTE ORDER
“The Board of Trustees authorizes amending the Facilities Support Services Agreement with McLemore Building Maintenance, Inc. providing for a one-year extension for approximately $9.2M as requested by the Vice Chancellor for Finance and Administration.”

PURPOSE
This contract action extends the Facilities Support Services Agreement for a one-year period ending August 31, 2023 under the same terms and conditions covering custodial for 5.8M square feet and grounds for 1,072 acres (Note: excludes 0.4M sf covered by ACD employees). In May 2022 in exchange for a 1-year extension to 8/2023, McLemore Building Maintenance, Inc. seeks the first and only rate increase (3%) since the contract was awarded in 2017 for use in increasing the hourly wage rate for employees providing services to the Alamo College District. A new CSP is planned in 2023 at which time we expect costs may further increase as CPI inflation has increased 17% since 2017; well below McLemore’s proposed 3% for FY23.

Approval of this action enables us to remain consistent with the facilities maintenance and operations vendor support services and delay re-competing until trade and industry challenges for human resource subside, supply chain returns to pre-COVID levels and COVID event continues to decline. The services are delivered at the Alamo Colleges District facilities and properties enterprise-wide. The scope of work includes providing all management, labor, material, equipment, and related fees for the provision of building cleaning and maintenance services to include emptying recycle waste in compactors (Custodial Services), landscaping and grounds maintenance services (Grounds Services); and services in the areas of: the setup, teardown, move, relocate and rearrangement of tables, chairs, furniture, and table top equipment for special events and classrooms (Event Services); and special outdoor event preparations, setups, tear-downs, and cleanup (Grounds Event Services).

The amounts shown represent the Alamo Colleges District’s best estimates for a one-year period. Included in the amount is $900,000 for classroom/event set-up that are purchased on an as needed basis and the amount paid will be based on the services required and substantially based on the scope of work and the contract prices. The authorizations included in this action begin upon award and terminate August 31, 2023.

BACKGROUND
May 2017, the Board of Trustees awarded a contract to McLemore Building Maintenance, Inc. for approximately $5.9M annually for the purchase of Custodial, Grounds, Custodial Event and Grounds Event Services. A Services Agreement began upon award with extensions through August 31, 2021 with no inflationary rate adjustments over the 4-year period. Additional vendors were awarded contracts for $2M to provide Staff Augmentation Services. The Staff Augmentation Services awarded in May 2017 are not recommended for an extension at this time. The costs were related to a portion of ACD buildings and grounds, as ACD in-house employees covered some areas:

- Daily Custodial and recycling: $3,545,681.08 (56 buildings); 1,171,524 SF covered by ACD staff)
- Grounds: $1,313,109.57 (216.7 acres covered by ACD staff)
- Room set-up/events: hourly rate as needed; Board approved up to $900K annually

February 2019, the Services Agreement was amended 2/2019: Due to staff retirements (reduced 50% to 28 ACD staff), additional buildings (+957K square feet) and grounds added to Contract. In addition, cleanliness standard increased to APPA 1 for PAC Natatorium.
September 2019, the Services Agreement was amended to delete services at the Houston Street and Sheridan Street Downtown Administrative Offices, as well as deleted services at the University Center and other offices at the Pat Booker Road location. Additionally, the amendment provided for adding services for the District Administrative Support Complex on North Alamo for a net increase of $235,077.

April 2021, the Board of Trustees authorized a contract amendment to extend the services for a one-year term ending August 31, 2022 due to COVID. This extension amended the annual contract to $7.8M which included Custodial $4,900,903 covering 5,216,182 gross square feet, Grounds $1,650,496 covering 932 acres Cleaning standards advancing to APPA 1 for $348,601 covering all wet areas (childcare, gyms, locker rooms) and continued with previously approved up to $900K for classroom set-up/events hourly support.

**IMPLICATIONS**

Financial: Approximately $9.2M for the 12-month term. Funding will be provided from facilities operational funds.

Strategic Plan: Goal I - Student Success; Goal III - Performance Excellence

Employee Services: None

Attachments: Presentation

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Gary O'Bar, C.P.M.
Director, Purchasing & Contract Administration

Gregory L. McClure
Associate Vice Chancellor, Facilities Operations & Construction Management

Dr. Diane Snyder
Digitally signed by Dr. Diane Snyder
Date: 2022.05.02 11:00:08 -05'00'

Dr. Diane E. Snyder, CPA, Ph.D.
Vice Chancellor, Finance & Administration

Dr. Mike Flores
Chancellor