

MEETING DATE: December 9, 2025

**STAFF PERSON
RESPONSIBLE:** Troy Bahr, Facilities Manager

DESCRIPTION: Public Contract for Services and Purchase Order to Maintenance Resources, Inc. in Response to IFB#011-22 for Janitorial Services of Douglas County Facilities in the Amount of \$467,808.00.

SUMMARY: In June 2022, Facilities, Fleet & Emergency Support Services initiated a competitive procurement process for janitorial services through the Information for Bid (IFB) process. The County received five (5) responsive bids, with annual pricing ranging from \$414,900 to \$567,984. After an initial review of all submittals, staff shortlisted three (3) vendors for interviews based on pricing, completeness of proposal, and demonstrated capability. The three vendors selected for interviews were:

1. Metro Maintenance - \$414,900.60
2. Maintenance Resources, Inc. - \$447,132.00
3. Integrated Cleaning Services - \$454,561.79

Following the interview process conducted by Facilities Maintenance and Administrative staff, Maintenance Resources, Inc. was determined to be the most qualified and responsive bidder. Their proposal offered the best overall value when considering cost, service scope, staffing plan, communication structure, and ability to meet the County's operational needs.

Maintenance Resources, Inc. was awarded the contract in 2022 and has continued to provide janitorial services for County facilities since that time. Their performance has remained consistent and satisfactory, and they have demonstrated reliability, responsiveness, and the ability to adapt to departmental needs and schedule fluctuations.

Based on their continued high-quality service, established familiarity with County facilities, and the efficiencies gained through service continuity, Facilities, Fleet & Emergency Support Services recommends issuing the purchase order and continuing the contract with Maintenance Resources, Inc.

RECOMMENDED**ACTION:**

Approval of Public Contract for Services and Purchase Order for \$467,808.00 to Maintenance Resources, Inc. for 2026 Douglas County Facilities Janitorial Services.

REVIEW:

Tim Hallmark	Approve	12/3/2025
Jeff Garcia	Approve	12/3/2025
Christie Guthrie	Approve	12/3/2025
Doug DeBord	Approve	12/4/2025

ATTACHMENTS:

2026 Douglas County-PCS-Maintenance Resources_110825