



City of Homer

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Public Works

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Memorandum 22-070

TO: Mayor Castner and Homer City Council
Through: Rob Dumouchel, City Manager
FROM: Janette Keiser, Director of Public Works
DATE: April 13, 2022
SUBJECT: Custodial Services Contract for Public Restrooms

Issue: The purpose is to request approval to issue a Contract to Anchor 907 for custodial services.

Background: Every summer day, the Parks Division of Public Works cleans 73 public toilets. In winter, this goes down to 39, but it's still a lot of toilets. We've found it challenging to keep up. The people who apply for our Parks Laborer/Technician positions are interested in caring for parks, trails and other open green spaces. They are not accustomed to cleaning public toilets, where conditions can sometimes be unimaginable. Seasonal employees, who thought they would be painting picnic tables and cutting brush, are often required to clean feces and vomit from the walls and floors of public restrooms. The challenges were particularly apparent in the time of COVID, which caused at least two of seasoned Parks Laborers to walk off the job. In 2020, when we were very short-staffed, we had to pay our Public Works Custodians overtime to help on busy days. That was unsustainable due to schedule and work load conflicts. After that season, we looked for a better strategy. We decided this work is not for amateurs, but best left to professional custodians who are accustomed to, and trained for, it.

In late December 2020, we advertised an Invitation to Bid ("ITB"), for the 2021 season. We designed the Bid Form so we had flexibility in the way we could call for services. We received one bid – from Bayside Cleaning Services, a mother-daughter janitorial company and issued them a contract to clean our most heavily used restrooms. This helped a lot! We decided to do this again for the 2022 season. In late December 2021, we issued an ITB and received one bid – from Anchor 907, LLC.

Our strategy is to use Anchor 907 for the calendar year 2022 summer season at the price of \$80,000. The operating budget, as amended by Ordinance 22-20, has sufficient funds to support this contracted service.

Recommendation: City Council pass a resolution awarding a contract to Anchor 907 LLC in the amount of \$80,000 and authorizing the City Manager to negotiate and execute the appropriate documents.