



City of Rochester Hills
AGENDA SUMMARY
FINANCIAL ITEMS

1000 Rochester Hills Dr.
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Legislative File No: 2026-0283

TO: Mayor and City Council Members
FROM: Mike Viazanko, Director Building/Facilities/Ordinance
DATE: June 22, 2026
SUBJECT: Janitorial Services

REQUEST:

City Council is requested to authorize a contract/blanket purchase order for janitorial services to Americlean, Inc., Chesterfield Township, Michigan for janitorial services in the amount not-to-exceed \$512,734.00 for a three year term to expire June 30, 2029 and further authorize the Procurement Manager to agreement on behalf of the City.

REASON FOR PURCHASE:

The City outsources janitorial services for City Hall, Fire Station #1, and DPS Garage buildings. This business model has proven to be successful in terms of staffing, maintenance levels, and cost savings to the City.

A Request for Proposals (RFP) was solicited through MITN, yielding a total of thirteen (13) proposals. One (1) proposal was immediately deemed non-responsive and excluded from consideration because the vendor failed to complete the required City forms and omitted the mandatory signature as an official offer. The remaining twelve (12) responsive and responsible proposals were formally reviewed by an evaluation team consisting of representatives from Facilities, DPS Garage, Fire and Fiscal who scored each proposal on company experience, professional qualifications, cleaning methodologies, operational capacity, comparable municipal accounts, and pricing. While seven (7) of those evaluated proposals featured lower raw costs, the team determined they failed to meet the City's stated standard requirements and specifications, resulting in lower evaluation scores that were ultimately not in the City's best interest.

The review committee selected Americlean, Inc. as the highest-scoring proposal and the best value for the City. Americlean, Inc. brings extensive previous experience with Rochester Hills, a strong customer service record, and an exceptional attention to detail. They have demonstrated a comprehensive understanding of our facilities by proposing an adequate number of seasoned, currently employed professionals rather than reliant new hires. Furthermore, their plan utilizes dedicated specialist crews for complex monthly and semi-annual projects alongside dedicated on-site supervision, successfully relieving City Facilities staff of daily oversight burdens.

The City recommends to contract with Americlean, Inc. for a three year term with options to renew for additional years.

PROCESS:

Vendor Name and Address:

Americlean, Inc.
29600 26 Mile Road
Chesterfield, MI 48051

Reason for Selection:

Best Value

Method of Purchase:

Contract/Blanket Purchase Order

BUDGET:

Funding is included in the FY 2026 Adopted Budget and the FY 2027-2029 Projected Budgets

Fund Name	Department Account No	Account No. Description	Budget Amount	Cost	Remaining Budget
Facilities	631.807000	Contractual Services	\$570,000	\$512,734	\$57,266

RECOMMENDATION:

It recommended that City Council authorize a contract/blanket purchase order janitorial services in the amount not-to-exceed \$512,734.00 for a three year term to expire June 30, 2029 and further authorize the Procurement Manager to agreement on behalf of the City.

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Budget Content: Chief Financial Officer		
Purchasing Process: Procurement Manager		
Mayor		
City Clerk		

Contract Reviewed by City Attorney Yes N/A