



City of Rochester Hills
AGENDA SUMMARY
FINANCIAL ITEMS

1000 Rochester Hills Dr.
Rochester Hills, MI 48309
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Legislative File No: 2025-0391

TO: Mayor and City Council Members

FROM: Mike Viazanko, Director Building/Facilities/Ordinance

DATE: October 6, 2025

SUBJECT: Carpet Cleaning Services

REQUEST:

City Council is requested to authorize a contract/blanket purchase order for carpet cleaning services to Modernistic II, Plainwell, Michigan, for a total amount not-to-exceed \$90,000.00 for a three-year period.

REASON FOR PURCHASE:

The City solicits proposals for regular carpet cleaning services to maintain the cleanliness and integrity of carpeting within City-owned buildings. This practice ensures a sanitary environment for employees and residents while extending the life of the City's assets.

A Request for Proposals (RFP-RH-25-050) was solicited, and the evaluation committee reviewed and scored all proposals received. Modernistic II was selected as the best value for the City, receiving the highest score based on their extensive experience, robust capacity, and comprehensive work plan. The firm has been in business for 52 years, employs 215 full-time staff, and has over 150 IICRC-certified technicians. Their proposal confirmed their ability to perform all work with their own personnel, utilizing truck-mounted hot water extraction, and providing a guaranteed two-hour response for emergency service. Modernistic II's proposal did not include any exceptions and met all specifications and requirements as outlined in the RFP.

PROCESS:

Vendor Name and Address:

Modernistic II
821 Wakefield St
Plainwell, MI 49080

Reason for Selection:

Best Value

Method of Purchase:

Blanket Purchase Order/Contract

BUDGET:

Funding is included in the FY 2025-2026 Adopted Budgets and Projected 2027 Budget

Fund Name	Department Account No	Account No. Description	3-Year Budget Amount	3-Year Cost	Remaining Budget
Facilities	631.807000	Contractual Services	\$120,000	\$90,000	\$30,000

RECOMMENDATION:

It is recommended that City Council authorize a blanket purchase order/contract for Carpet Cleaning Services to Modernistic II of Plainwell, Michigan, in the amount not-to-exceed \$90,000.00 for a three-year term to expire on October 31, 2028 and further authorize the Procurement Manager to execute an 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