

Interoffice Memo

TO: Maria L. Baker, Director of Facilities Management; Maria G. Bernardino,
Director of Purchasing

FROM: Salvador Rodriguez, Custodial/Grounds Manager

DATE: April 21, 2007

SUBJECT: Roger's Janitorial Service

Ms. Baker:

Upon my inspection of the Manteca Center on January 12th, the cleanliness of the campus has improved only slightly. Toward the end of January, I had met with Roger Balanag and had a walk through of the campus to express my concerns of his quality of work. I had pointed out the following problems:

- Thick layer of dust thought out the classroom, especially on the electronic equipment, mini blinds and ledges.
- Cobwebs in the corners, along the phone, clock and fire alarm indicator.
- Both men and woman's toilet bowls were stained yellow and ALL bathroom fixtures have not been cleaned and sanitized. (including shower stalls)
- The sinks had mineral deposits, and appeared dirty and unsanitary.
- The tile floors had not been maintained during the winter recess. They were to be stripped, neutralized then two coats of sealer, and five coats of wax applied to them.
- Several interior lights were burned out and no work orders were submitted to have them repaired.

I had provided a copy of the RFP to Mr. Balanag's and pointed out his contractual obligation as well as my business card. Roger Balanag's did not assure me that he would correct the deficiencies since he was under the opinion that some of my concerns were not under his scope of work. Since then I have visited the campus on February 12th and April 9th and there seems to be very little improvement so I can only recommend that Delta College does not opt to extend Roger's Janitorial Service for two (2) additional years.

sr

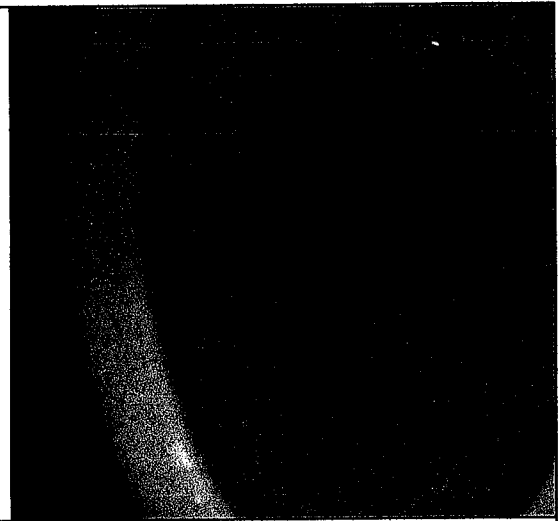
Attachment: photo documentation

Photo documentation of Manteca Center

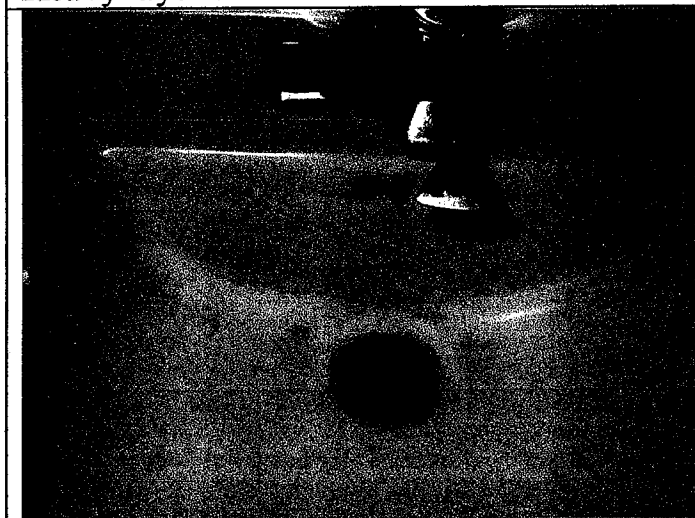
January 12th Inspection



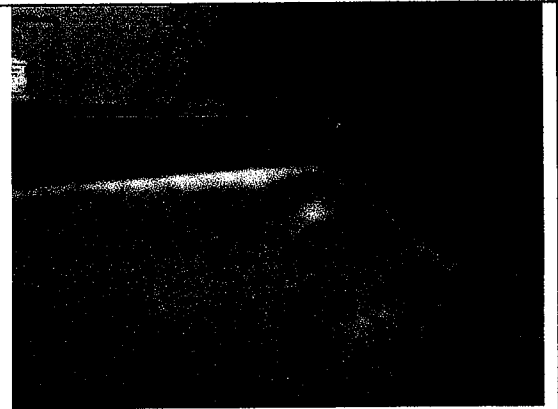
Heavy layer of dust



Stained toilets in both restrooms



Sink is dirty and mineral deposits

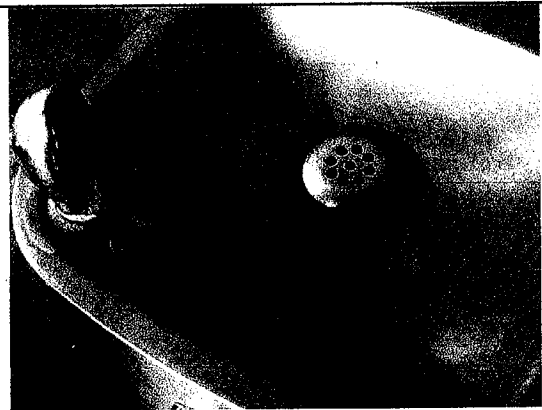


Heavy layer of dust

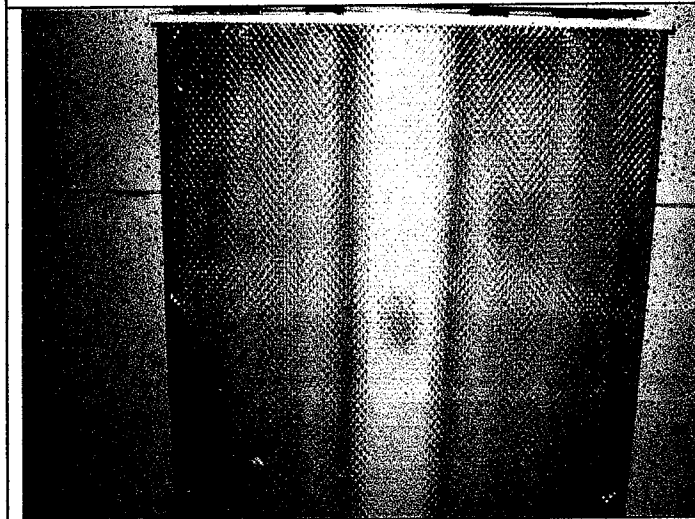
Photo documentation of Manteca Center



This is not a stripped floor with 5 coats of wax. It appears to me to only have the top layer lightly stripped and one coat of wax. You can see the streak



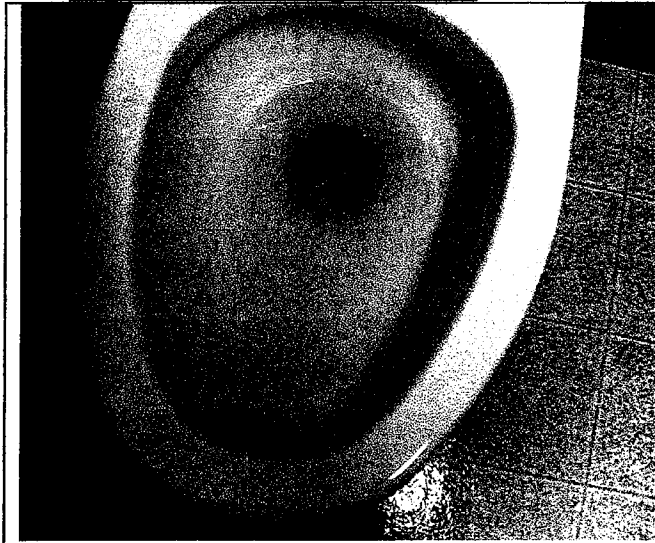
Outside drinking fountain not cleaned and has mineral deposits.



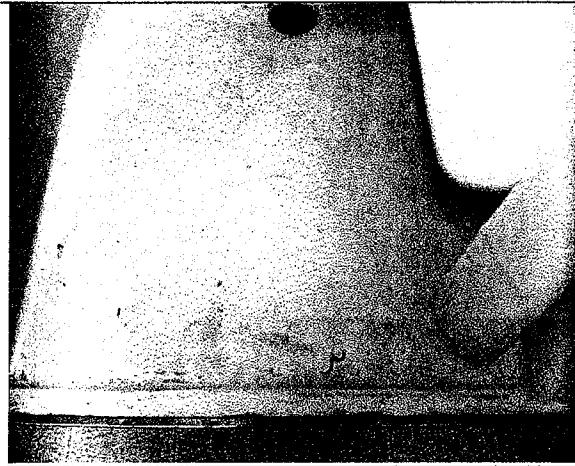
Light fixture was out and in the middle of the classroom and full of bugs.

Photo documentation of Manteca Center

April 9th Inspection



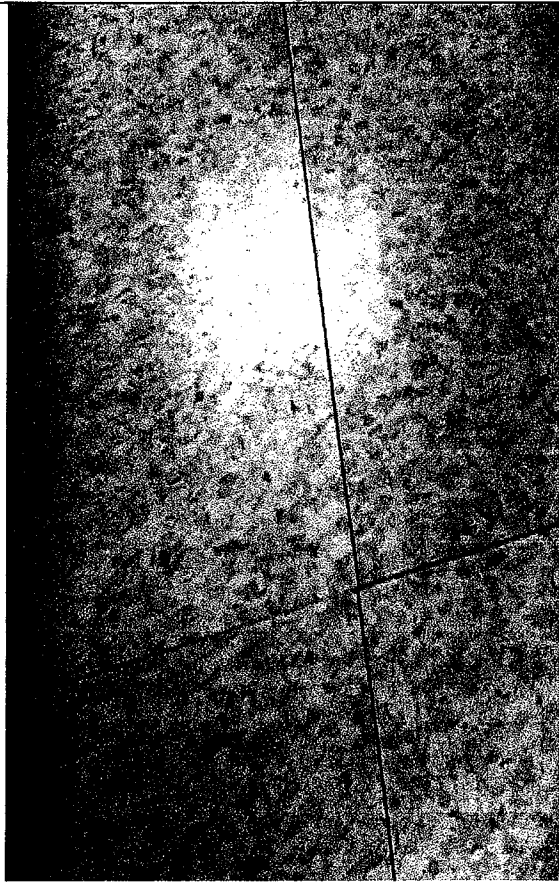
Stains still there



Showers never did get cleaned

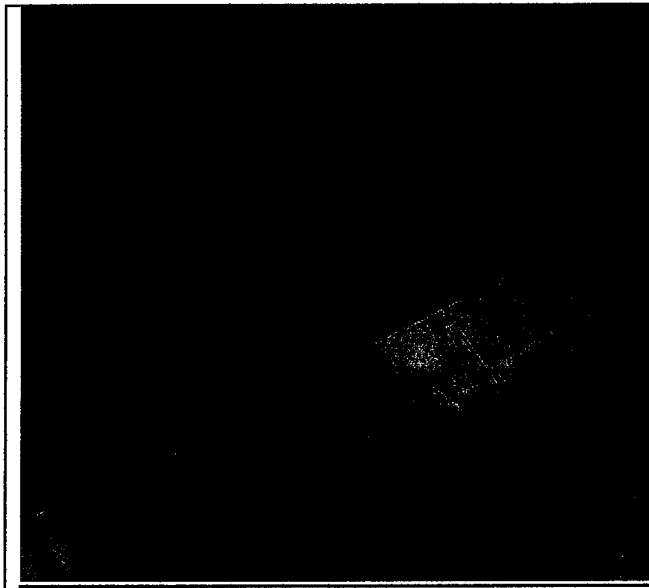


Unsanitary condition

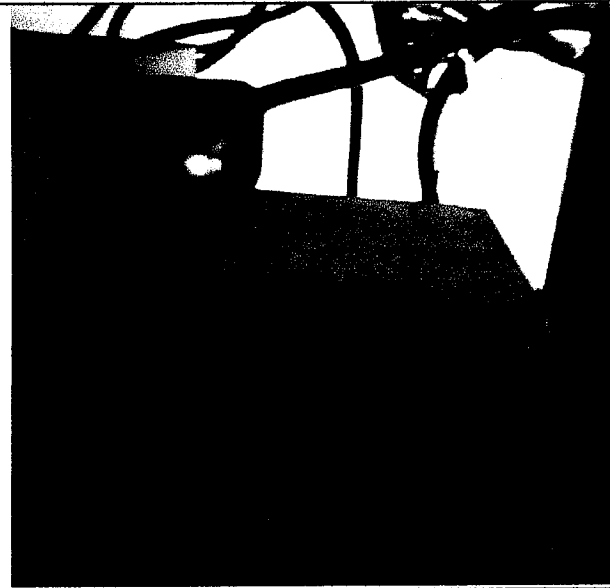


Swirl marks from mop

Photo documentation of Manteca Center



Floor are in poor condition and are being damaged with cleaning and burnishing.



Continued problems with dusting