City of Asheville Staff Report

City Council Meeting Date: September 22, 2026

Staff Resources: Walter Ear, Director of Capital & Asset Management

Action Requested: Adopt a resolution authorizing the City Manager to execute a three-year General Services Agreement with Raynetta and Company Enterprises, LLC for professional facility cleaning services at eight municipal facility locations. The agreement is for an annual amount of $56,300, with a 3% escalator for year three with a total contract value not to exceed $174,017.67 for the three-year term.

Background:

- The City of Asheville initiated a procurement process for professional cleaning services across eight (8) municipal facilities to reduce internal payroll expenses and boost operational efficiency.

- The contract spans a variety of municipal properties, including critical public safety facilities such as Asheville Police Department administrative offices, several City fire stations, and additional general public administration buildings.

- Under this initiative, a specialized external vendor will perform comprehensive cleaning, sanitation, and routine facility maintenance to maintain safe, hygienic, and professional spaces for staff and visitors.

- Transitioning these responsibilities to a vendor enables centralized oversight and optimized personnel allocation, ensuring high-traffic public safety hubs and city offices uphold strict health and safety standards while driving long-term cost savings.

Vendor Outreach:

- Staff performed outreach through solicitation processes, including posting on the State's Interactive Purchasing System and requiring prime contractor outreach to subcontractors in accordance with purchasing policies. The lowest, responsible bidder was Raynetta and Company Enterprises, LLC, at an annual amount of $56,300. Funding for this contract is included in the Capital and Asset Management Facilities Operations General Fund.

Council Vision 2026 Focus Area(s):

- A clean, safe and healthy environment.

Council Priority Recovery Area(s):

Infrastructure & EnvironmentCommittee(s):

- None

Fiscal Impact:

Funding for this contract is included in the operating budget of the Facilities Division, Capital and Asset Management Department in the General Fund.

Suggested Motion:

- Motion authorizing the City Manager to execute a three-year General Services Agreement with Raynetta and Company Enterprises, LLC for professional facility cleaning services at eight municipal locations. The agreement is for an annual amount of $56,300, with a 3% escalator for year three with a total contract value not to exceed $174,017.67 for the three-year term.

Attachments:

- Resolution

City of Asheville Resolution Number 26-___

Resolution authorizing the City Manager to execute a contract with Raynetta and Company Enterprises, LLC for Facilities Cleaning Services for City locations

Whereas, the City of Asheville has authority pursuant to Article 3 of chapter 160A of the North Carolina General Statutes to enter into contracts for services with other entities; and

Whereas, pursuant to the City's Contracting and Purchasing Policy were solicited for Facilities Cleaning Services; and

Whereas, Raynetta and Company Enterprises, LLC submitted the lowest responsive and responsible bid;

Now, Therefore, be it resolved by the City Council of the City of Asheville that:

The City Manager is hereby authorized to execute a contract with Raynetta and Company Enterprises, LLC for the facilities cleaning services for City locations, at an annual amount of $56,300, with a 3% escalator for year three with a total contract value not to exceed $174,017.67 for the three-year term.

Read, approved and adopted this 22nd day of September, 2026.

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Esther E. Manheimer, Mayor

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Brad Branham, City Attorney

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Magdalen Burleson, City Clerk