



City of Austin

Recommendation for Action

File #: 26-1989, **Agenda Item #:** 30.

7/23/2026

Posting Language

Authorize two contracts for power and pressure washing and parking lot cleaning services for all City departments with Yosan Inc. d/b/a International Building Services and Time Machine LLC d/b/a Time Machine ATX, for an initial term of one year with up to four 1-year extension options in an amount not to exceed \$6,300,000. Funding: \$315,000 is available in the Operating Budget of all City departments. Funding for the remaining contract term is contingent upon available funding in future budgets.

Lead Department

Austin Financial Services.

Client Department(s)

All City Departments.

Fiscal Note

Funding in the amount of \$315,000 is available in the Fiscal Year 2025-2026 Operating Budget of all City departments.

Funding for the remaining contract term is contingent upon available funding in future budgets.

Procurement Language:

Austin Financial Services issued an Invitation for Bids solicitation IFB 5000 ALD1020 for these services. The solicitation was published on March 16, 2026, and closed on April 16, 2026. Of the sixteen offers received, the bids submitted by the recommended contractors were the lowest responsive bids received. A complete solicitation package, including a tabulation of the bids received, is available for viewing on the City's website. This information can currently be found at https://financeonline.austintexas.gov/afo/account_services/solicitation/solicitation_details.cfm?sid=143010.

MBE/WBE:

This contract will be awarded in compliance with the City Code Chapter 2-9B (Minority-Owned and Women-Owned Business Enterprise Procurement Program). For the services required for this solicitation, there were insufficient subcontracting opportunities; therefore, no subcontracting goals were established.

For More Information:

Direct questions regarding this Recommendation for Council Action to Austin Financial Services - Central Procurement at: FSDCentralProcurementRCAs@austintexas.gov or 512-974-2500. Respondents to the solicitation and their Agents should direct all questions to the Authorized Contact Person identified in the solicitation.

Additional Backup Information:

These contracts will provide as needed power and pressure washing, along with parking lot cleaning services, at City facilities including building exteriors, parking garages, walkways, stairwells, and parking lots. These services are essential for the preventative maintenance of City assets, removing mold, algae, bird droppings,

slip hazards, and other debris that can cause deterioration, structural decay, and safety concerns if left unaddressed.

The contracts replace a contract expiring August 4, 2026. The requested authorization amount for the contracts was determined using departmental estimates based on historical spend and future usage. One of the recommended contractors is the current provider for these services.

A delay in contract approval may impact the ability of City departments to properly clean and maintain facilities and protect public property.

Contract Details:		
Contract Term	Length of Term	Contract Authorization
Initial Term	1 year	\$1,260,000
Optional Extension 1	1 year	\$1,260,000
Optional Extension 2	1 year	\$1,260,000
Optional Extension 3	1 year	\$1,260,000
Optional Extension 4	1 year	\$1,260,000
Total	5 years	\$6,300,000

Note: Contract Authorization amounts are based on the City's estimated annual usage.