



# Board Agenda Item 39

DATE: November 4, 2025

TO: Board of Supervisors

SUBMITTED BY: Joe Prado, Interim Director, Department of Public Health

SUBJECT: Approval of Janitorial Services Agreement with CCS Facility Services

RECOMMENDED ACTION(S):

**Approve and authorize the Chairman to execute an Agreement with PBC SolutionOne, Inc. DBA CCS Facility Services to provide janitorial services at the Brix-Mercer Complex and Fresno County Animal Shelter, which is occupied by the Department of Public Health, effective January 1, 2026, not to exceed five consecutive years, which includes a three-year base contract and two optional one-year extensions, total not to exceed \$928,774 (4/5 vote).**

There is no increase in Net County Cost associated with the recommended action. The recommended action will allow PBC SolutionsOne, Inc. dba CCS Facilities Services (CCS) to provide janitorial services at the Brix-Mercer Complex and Fresno County Animal Services building. While the Brix-Mercer Complex is located within District 3, and the Animal Services building is located within District 1, the services provided at those locations are countywide.

ALTERNATIVE ACTION(S):

There is no viable alternative action. Should your Board not approve the recommended agreement, the Brix-Mercer Complex and Fresno County Animal Shelter will not receive regular routine janitorial services since the most recent agreement for services by the vendor expires on December 31, 2025. The Department would then be without janitorial services for the Brix-Mercer Complex and the Fresno County Animal Services building. Alternatively, your Board could reject the Agreement and direct the County to select another vendor or require the Department to utilize General Services Department staff at a considerable cost to the Department.

FISCAL IMPACT:

There is no increase in Net County Cost associated with the recommended action. The total maximum compensation for the agreement (\$928,774) will be offset with Health Realignment (\$704,830) and Net County Cost (\$223,944) for Animal Control. Included in the annual cost is a \$5,000 special services allowance for unexpected janitorial requests that are encountered and not a part of routine services. Sufficient appropriations and estimated revenues are included in the Department of Public Health Org 5620 FY 2025-26 Adopted Budget and will be included in subsequent budget requests.

DISCUSSION:

On April 25, 2025, a Request for Quotation (RFQ) No. 25-092 was issued for janitorial services for the Brix-Mercer Complex located at 1221 Fulton Street, which has a total square footage of approximately 141,000, and the Fresno County Animal Shelter, located at 1510 W. Dan Ronquillo Drive, which has a total

square footage of 21,000 square feet. A mandatory walk through the Brix-Mercer Complex and the Fresno County Animal Shelter was performed on May 6, 2025, with prospective bidders. The bid was closed on May 23, 2025.

The RFQ was unique in making a request for two different quotations. The first quotation was for full daily service in all areas and floors of both buildings. The second quotation was for daily service in public areas only, and three-time weekly service in staff areas. These two options were asked to allow the Department with maximum flexibility of service based on current and future Departmental fiscal health.

Eight bids were received, and all vendors demonstrated the ability to fulfill the requirements presented in the RFQ. The bids were reviewed by County Purchasing and the Department Facilities Analyst. It was determined that the Department could receive sufficient service from the lowest bidder, CCS Facility Services, at an annual cost of \$170,230 for both facilities under full service janitorial and \$143,494 for partial service. A list of bidders and their respective bid amounts is shown below:

<u>Bidder</u>	<u>Quotation One</u>	<u>Quotation Two</u>
CCS Facility Services	\$ 170,230	\$ 143,494
Building Maintenance Services	\$ 187,992	\$ 157,800
Premier Property Management	\$ 356,192	\$ 204,768
Kleen Tech	\$ 373,205	\$ 315,986
US Metro Group Inc.	\$ 417,384	\$ 353,903
Environmental Control Central	\$ 426,294	\$ 378,952
Rush Co. Inc.	\$ 441,200	\$ 296,130
Looj Ceeb LLC DBA Tempus	\$3,807,800	\$2,513,800

If approved by your Board, the recommended agreement will be effective January 1, 2026, through December 31, 2028, with the option to be extended by the County for two additional successive twelve-month periods, contingent upon the evaluation of CCS Facility Services' performance of its services during the then current period. The recommended agreement may be terminated by either party upon giving 60 days advance written notice.

The County's Human Resources Department concurs with the recommendation. Bargaining Unit 12 was noticed, and the County completed the Meet and Confer process on November 22, 2024.

REFERENCE MATERIAL:

- BAI #54, June 10, 2025
- BAI #32, October 11, 2022
- BAI #71, December 15, 2020
- BAI #49, May 26, 2020
- BAI #50, June 18, 2019
- BAI #60, July 10, 2018
- BAI #35, May 6, 2014

ATTACHMENTS INCLUDED AND/OR ON FILE:

On file with Clerk - Agreement with CCS Facility Services

CAO ANALYST:

Ron Alexander