



Board Agenda Item 34.1

DATE: July 14, 2026

TO: Board of Supervisors

SUBMITTED BY: Edward Hill, Chief Operating Officer/Interim Director of General Services

SUBJECT: Amendment No. 3 to Agreement with CCS Facility Services - Fresno, Inc.

RECOMMENDED ACTION(S):

Approve and authorize the Chairman to execute Amendment No. 3 to Agreement No. A-21-300 with CCS Facility Services - Fresno, Inc. for recurring janitorial services for the County's Plaza Building Complex, Crocker Building, and various County locations, extending services for one additional year from August 1, 2026 to July 31, 2027, and increasing compensation by \$1,600,000 to a new maximum compensation of \$6,160,000.

There is no increase in Net County Cost associated with the recommended action. Approval of the recommended action will allow CCS Facility Services - Fresno, Inc. (CCS Facility Services) to continue providing uninterrupted janitorial services at multiple County facilities, supporting countywide operations, while also allowing for General Services Department (GSD) to complete all necessary procurement and labor procedures. This item is countywide.

ALTERNATIVE ACTION(S):

Should your Board choose not to approve the recommended action, the County would be without contracted janitorial service coverage after August 9, 2026. The current agreement consolidates multiple departments' janitorial requirements into a single standardized service delivery model. GSD-Facility Services janitorial staff and resources cannot absorb these responsibilities without compromising current levels of sanitation, safety, and daily operations at required service levels.

While your Board may direct staff to immediately solicit new bids or pursue another interim solution, neither options may fully resolve the anticipated operational gap and provisional requirements before the existing agreement expires.

FISCAL IMPACT:

There is no increase in Net County Cost associated with the recommended action, which will increase the maximum compensation by \$1,600,000 to a total of \$6,160,000. Costs for services provided under the recommended Amendment will be recovered through chargebacks to departments housed in the applicable buildings. Sufficient appropriations and estimated revenues will be included in the GSD-Facility Services Org 8935 FY 2026-27 and FY 2027-28 Recommended Budget requests.

DISCUSSION:

On August 10, 2021, the Board approved Agreement No. A-21-300 (Agreement) with PBC SolutionOne, Inc., dba CCS Facility Services, to provide janitorial services to County Plaza Building Complex and Crocker

Building effective upon execution for an initial three-year term, with two optional one-year extensions, following their successful bid response to Request for Quotation (RFQ) No. 21-057.

On April 5, 2022, the Board approved the First Amendment (A-22-135) to add temporary and long-term janitorial services for the Rowell Building as well as the Department of Social Services temporary locations at 2011 Fresno Street and 1404 L Street buildings. The Amendment also increased the maximum compensation by \$560,000 to a total of \$3,560,000.

On December 17, 2024, the Board approved Amendment No. 2 (A-24-682), acknowledging that on December 1, 2023, PBC SolutionOne, Inc., dba CCS Facility Services, officially changed its name with the Secretary of State to CCS Facility Services - Fresno, Inc. The Amendment also increased maximum compensation to \$4,560,000 to reflect higher service level needs and additional janitorial services required by certain departments, including the addition of the Area 2 Sheriff's Substation, Hall of Records, Wellpath Building at the Fresno Main Jail, and the Department of Behavioral Health Wellness Center - Air Fresno.

Although a new competitive solicitation is planned, sufficient time is needed to evaluate the County's current and future janitorial service needs before releasing a new RFQ. Since the original 2021 solicitation, the County's building footprint has expanded, additional facilities are anticipated to come online, and service requirements have changed. Accordingly, GSD must reassess service levels in coordination with user departments, Human Resources, and GSD-Purchasing; complete required labor reviews and compliance processes; and develop updated bid specifications. Following completion of those activities, additional time will be needed to conduct site visits, allow adequate time for vendor questions, evaluate proposals, complete contract negotiations, and prepare the resulting agreement for Board approval. These activities cannot be completed before the current agreement expires without risking a disruption in janitorial services.

The recommended Amendment will extend the Agreement through July 31, 2027 and increase the maximum compensation by \$1,600,000 to allow for a 3% rate increase. Since execution of the original Agreement, CCS Facility Services has maintained its monthly janitorial rates throughout the full five-year term despite increases in labor, benefits, supplies, equipment, and operating costs. As CCS Facility Services can no longer absorb these costs, GSD determined the requested 3% increase is reasonable for the extended term.

REFERENCE MATERIAL:

BAI #56, December 17, 2024
BAI #43, April 5, 2022
BAI #34, August 10, 2021

ATTACHMENTS INCLUDED AND/OR ON FILE:

On file with Clerk - Amendment No. 3 to Agreement with CCS Facility Services

CAO ANALYST:

Amy Ryals