

AGENDA ITEM REPORT

DATE: May 6, 2025
DEPARTMENT: Procurement
REQUESTER: Mary Tucker
TITLE: Approve Amendment for Custodial Services for Central Lee County

I. MOTION REQUESTED

- A. Approve Amendment No. 4 to the contract with American Facility Services, Inc., under Solicitation No. RFP220486SML, Custodial Services for Central Lee County, to add custodial services for the new Lehigh Acres Transfer Center service location. The amendment will increase the contract amount by \$26,464.00 annually.
- B. Approve Amendment No. 4 to the contract with United States Service Industries, Inc., under Solicitation No. RFP220486SML, Custodial Services for Central Lee County, to increase the custodial services being provided for the Emergency Operations Center service location. The amendment will increase the contract amount by \$49,147.80 annually.
- C. Authorize the County Manager or designee to execute the amendment on behalf of the Board of County Commissioners.

II. ITEM SUMMARY

Approves contract amendments with both American Facility Services, Inc. and United States Service Industries, Inc., under the solicitation for Custodial Services for Central Lee County, to add custodial services for the new Lehigh Acres Transfer Center service location and increase the custodial services being provided for the Emergency Operations Center service location respectively. The amendments will increase the contract amounts by a total of \$75,611.80 annually, with total anticipated expenditures in the amount of \$622,200.34. Total expenditures during Fiscal Year 2023-2024 were \$546,588.54.

III. BACKGROUND AND IMPLICATIONS OF ACTION

On March 21, 2023, the Board of County Commissioners awarded RFP220486SML, Custodial Services for Central Lee County, to American Facility Services, Inc., At Your Service Cleaning Group, Inc., and United States Service Industries, Inc. to provide custodial services in the Central Zone of Lee County, on an as needed basis. The original term of the contract was for three years with an option to renew for up to an additional three years.

On April 18, 2023, Amendment 1 to the contract with American Facility Services, Inc. was approved by the Board of County Commissioners to add two additional custodial service locations, the Fleet Management Satellite Shop and the Solid Waste, Waste to Energy Plant to the contract with American Facility Services, Inc.

On May 16, 2023, Amendment 2 to the contract with American Facility Services, Inc. was approved by the Board of County Commissioners to award two additional custodial service locations, the LeeTran South Transfer Station and the Elevation Warehouse, to the contract with American Facility Services, Inc.

On September 19, 2023, Amendment 3 to the contract with American Facility Services, Inc. was approved by the Board of County Commissioners to add additional custodial service locations within the Solid Waste, Waste to Energy Plant location to the contract with American Facility Services, Inc.

On November 17, 2023, Amendment 1 to the agreement with United States Service Industries, Inc. was administratively approved to remove the quarterly and semiannual cleaning services from the Fleet Management service location.

On January 16, 2024, Amendment No. 2 to the agreement with United States Service Industries, Inc. was approved by the Board of County Commissioners to add custodial services for the East Lee County Government Center to the contract with United States Service Industries, Inc.

On December 3, 2024, Amendment No. 3 to the agreement with United States Service Industries, Inc. was approved by the Board of County Commissioners to increase the price for the purchase of custodial services from United

States Service Industries, Inc. for Central Lee County.

IV. FINANCIAL INFORMATION

Current Year Dollar Amount:	See Comment below.
Included in the Current Budget?:	Yes
Fund:	Various department funds.
Comments:	Expenditures will be on an as-needed basis, as approved in the departments' annual adopted budgets.

Is this a revenue or expense item? Expense

Is this Discretionary or Mandatory? Discretionary

Will this item impact future budgets?

Program:

Project:

Account Strings:

Fund Type?

V. RECOMMENDATION

Approve

ATTACHMENTS:

Proposed Amdt 4 Custodial Services Central AFS Lehigh Transfer OCR, Proposed Amdt 4 Custodial Services Central USSI EOC OCR, RFP220486SML - Custodial Services Central - USSI - Am 3 - Price Increase - EXEC OCR, RFP220486SML - Custodial Svcs - Central LC - USSI - Am 2 - New Location - EXEC OCR, RFP220486SML - Custodial Svcs - Central - USSI - Am 1 - Removing Services - EXEC OCR, RFP220486SML - Custodial Svcs - Central LC - AFS - Am 3 - New Location - EXEC OCR, RFP220486SML - Custodial Svcs - Central LC - AFS - Am 2 - New Locations - EXEC OCR, RFP220486SML - Custodial Svcs - Central LC - AFS - Am 1 - New Locations - EXEC OCR, RFP220486SML American Facility Executed Contract, RFP220486SML USSI Executed Contract

REVIEWERS:

Angela Lamontagne, Procurement
Mary Tucker, Procurement
Anne Henkel, Budget Services
Robert Holborn, County Attorney
Peter Winton, County Manager

Created/Initiated - 4/23/2025
Approved - 4/23/2025
Approved - 4/24/2025
Approved - 4/28/2025
Final Approval - 4/28/2025