

AGENDA ITEM REPORT

DATE: January 20, 2026
DEPARTMENT: Procurement
REQUESTER: Mary Tucker
TITLE: Approve Amendment for Custodial Services for Central Lee County

I. MOTION REQUESTED

- A. Approve Amendment No. 5 to the contract with American Facility Services, Inc., under Solicitation No. RFP220486SML, Custodial Services for Central Lee County, to add exterior custodial services for the Riverdale Library service location. The amendment will increase the contract amount by \$444.00 annually.
- B. Authorize the County Manager or designee to execute the amendment on behalf of the Board of County Commissioners.

II. ITEM SUMMARY

Approves a contract amendment with American Facility Services, Inc. for Custodial Services for Central Lee County, to add exterior custodial services for the Riverdale Library location. The amendment increases the contract amount by \$444.00 annually, with total anticipated expenditures in the amount of \$213,942.08. The previous maximum spend for FY25 was \$213,498.08.

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.

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

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 already on the contract.

On May 6, 2025, Amendment 4 to the contract with American Facility Services, Inc. was approved by the Board of County Commissioners to add custodial services for the new Lehigh Acres Transfer Center service location.

IV. FINANCIAL INFORMATION

Current Year Dollar Amount:	\$444
Included in the Current Budget?:	Yes
Fund:	Various Funds
Comments:	Expenditures are on an as-needed basis as approved in departments' annually adopted budgets.

Is this a revenue or expense item? Expense

Is this Discretionary or Mandatory? Discretionary

Will this item impact future budgets? No

Program: N/A

Project: N/A

Account Strings: Various
Fund Type? Various funds.

V. RECOMMENDATION

Approve

ATTACHMENTS:

RFP220486SML Proposed Custodial Services Central AFS Am 5, RFP220486SML - AFS - Am 5 - Price Comparison, RFP220486SML American Facility Executed Contract, RFP220486SML Custodial Services Central AFS Contract AIR, RFP220486SML Custodial Services Central AFS Am 1, RFP220486SML Custodial Services Central AFS Am 2, RFP220486SML Custodial Services Central AFS Am 3, RFP220486SML Custodial Services Central AFS Am 4

REVIEWERS:

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

Created/Initiated - 1/8/2026
Approved - 1/8/2026
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Final Approval - 1/8/2026