



DeKalb County Government

Manuel J. Maloof Center
1300 Commerce Drive
Decatur, Georgia 30030

Agenda Item

File ID: 2026-0393

Substitute

3/10/2026

Purchasing Type: Change Order (CO)

Public Hearing: YES NO

Department: Purchasing & Contracting

AGENDA ITEM:

Commission District(s): ALL

CO - Change Order No. 10 to Contract Nos.: 1213631, 1213634 and 1213635 Commercial Janitorial Services (Multiyear Contract): for use by the Departments of Facilities Management (FM) and Recreation, Parks and Cultural Affairs (RPCA). These contracts consist of the development, management, and monitoring of high quality commercial janitorial/cleaning/ custodial services and Day Porters. This request seeks to increase the contract term and funds through June 30, 2026. Awarded to: Building Maintenance Services, Cleanstar National, Inc., and A-Action Janitorial. Total Amount Not To Exceed: \$984,786.00.

Information Contact: Michelle Butler, CPPO, Chief Procurement Officer

Phone Number: (404) 687-3581

PURPOSE:

Awarded by the BOC on May 26, 2020, to three (3) vendors for a total annual amount not to exceed \$4,136,779.92. On August 24, 2021, the BOC approved Change Order No. 1 to all three (3) vendors for a total amount not to exceed \$2,566,122.81 to cover the cost of additional services and sites that were added as a result of the COVID-19 pandemic. On December 14, 2021, the BOC approved Change Order No. 2 to Contract No. 1213634 for an amount not to exceed \$1,111,948.36 for services added to several high traffic sites, as a result of the COVID-19 pandemic and added day porters needed to ensure that all of the courthouses, courtrooms, and court administrative offices were disinfected and cleaned throughout the day. On March 8, 2022, the BOC approved Change Order No. 3 to Contract 1213634 and Change Order No. 2 to Contract Nos.: 1213631 and 1213635 for a total amount not to exceed \$2,247,380.02 for monthly janitorial services through FY2022. On September 13, 2022, the BOC approved Change Order No. 4 to Contract No. 1213634 and Change Order No. 3 to Contract Nos.: 1213631 and 1213635 for a total amount not to exceed \$4,784,369.29 for monthly janitorial services through FY2023, additional day porter services at existing locations, and to add new locations with day porter services to the contracts. On September 27, 2022, the BOC approved Change Order No. 4 to Contract 1213635 for an amount not to exceed \$560,00.00 to add daily janitorial services at County Parks. On June 27, 2023, the BOC approved Change Order No. 4 to Contract 1213631 and Change Order No. 5 to Contract No.: 1213635 for an amount not to exceed \$113,165.00 to add funds to support additional daily janitorial services for restrooms at Flat Shoals Park, Hairston Crossing Library, and Wesley Chapel Brown Library as well as additional park locations through the contract term. On December 12, 2023, the BOC approved Change Order No. 5 to Contract Nos. 1213631 and 1213634 for an amount not to exceed \$818,482.71, to increase contract funds in support of additional servicing of the Animal Shelter Facility at 3280 Chamblee-Dunwoody and for the



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Wesley Chapel Library, the Hairston Crossing Library and Fire Rescue Supply located at 1574 Stoneridge Drive. On February 27, 2024, the BOC approved Change Order No. 6 increasing all contracts for a total amount not to exceed \$4,426,854.84 and to add sites for RPCA to Contract 1213635 to include Kittredge Park, Sugar Creek and Mystery Valley Golf Courses, Flat Shoals Park, Briarlake Forest, NH Scott Park, Bouldercrest and Arabia Mountain as well as funds to continue existing janitorial services through December 31, 2024. On February 11, 2025, the BOC approved Change Order No. 7, ratifying payments made to close out October through December 2024 invoices, ratified a previously provided forty-five (45) days contract term increase and increased all contract terms through June 30, 2025 and funds for a total amount not to exceed \$3,864,471.77. On July 8, 2025, the BOC approved Change Order No. 8 increasing the contract term and funds through December 31, 2025 for an amount not to exceed \$2,472,708.12. On December 9, 2025, the BOC approved Change Order No. 9 increasing the contract term and funds through March 31, 2026 for a total amount not to exceed \$958,053.00. These contracts consist of the development, management, and monitoring of high quality commercial janitorial/cleaning/ custodial services and Day Porters at various County facilities. Contractors shall furnish all janitorial services, including but not limited to labor, materials, cleaning supplies, restroom supplies (soap, toilet seat covers, hygiene bags, toilet tissue, paper towels, etc.) and any other supplies necessary to provide the highest quality of commercial janitorial services. Contractors shall also furnish all materials tools, machinery, apparatus, equipment, technical knowledge, expertise, management, labor, service and all things needed to provide a comprehensive floorcare program in County buildings. Maintaining buildings in a clean, sanitary and welcoming environment is essential to the day-to-day operations of DeKalb County. This request seeks to increase the contract term and funds through June 30, 2026. A procurement process is currently in progress.

This substitute is submitted to correct the requested award amounts and various entries.

RECOMMENDATION:

Recommend approval of Change Order No. 10 with:

Item Nos.: 3, 4, 7, 8, 10, 11,16, 29, 33, 35, 37, 40, 43-52, 55-57 and 61, East DeKalb Senior Center, Sugar Creek and Mystery Valley Golf Courses

Building Maintenance Services, Inc., 1955 Vaughn Road, Suite 105, Kennesaw, GA 30144

Note: LSBE Participation: 20%

Estimated Amount: \$144,494.00

Item Nos.: 1, 2, 5, 6, 12, 30, 38, 39, 41, 53, 59, 62, 4380 Memorial Drive and New Animal Shelter
Cleanstar National, Inc., 1690 Enterprise Way, Suite B., Marietta, GA 30067

Note: LSBE Participation: 20%

Estimated Amount: \$675,292.00

Item Nos.: 13-15, 17-28, 31, 32, 34, 36, Wesley Chapel Library and Hairston Crossing Library, Chapel Hill, Arabia Mountain, DeKalb Memorial, Mason Mill, Flat Shoals, Briarlake, Shoal Creek II, Bouldercrest, Lithonia, Kittredge, NH Scott Parks, Luscious Sanders, Midway and NH Scott Recreation Centers

A-Action Janitorial Service, Inc., 6607 Tribble Street, Lithonia, GA 30058

Note: LSBE-DeKalb Firm

Estimated Amount: \$165,000.00

Total Amount Not To Exceed: \$984,786.00



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and authorize the Chief Executive Officer to execute the change order and all associated documents.

ADDITIONAL INFORMATION:

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| 1. Contract's Effective Date: | July 1, 2020 |
| 2. Contract's Expiration Date: | March 31, 2026 |
| 3. Amount Spent To Date: | \$26,638,044.12 |
| | \$10,275,166.44 - 1213631 |
| | \$11,024,332.25 - 1213634 |
| | \$ 5,338,545.43 - 1213635 |
| 4. Funding: | \$ 757,746.00 - General (FM) |
| | \$ 227,040.00 - General (RPCA) |