



City Council Special Staff Report

Subject: Janitorial and Security Services for City of Rocklin Park Facilities

Date: November 18, 2025

Submitted By: Laurie York, Administrative Analyst
Veronica Tracy, Parks and Recreation Director

Department: Parks and Recreation

Recommendation:

Adopt a Resolution of the City Council of the City of Rocklin Awarding the Agreement for Services for Janitorial and Park Security Services for City of Rocklin Park Facilities and Authorizing the City Manager to Execute the Contract.

Background:

The City of Rocklin contracts out various janitorial and security services for its parks, including restroom cleaning, security services, and trash collection for the dog park. These services are essential to ensure the cleanliness, safety, and overall quality of public parks. The invitation for bids for the Janitorial and Security Services for City of Rocklin Park Facilities was advertised on October 3, 2025 and October 10, 2025, with the bid opening held on Tuesday, October 28, 2025. Four (4) bids were received, as shown below (see Attachment 2 for bid documents):

CONTRACTOR (Location)	BID
Four Star Building Maintenance (Carmichael, CA)	\$565,162.62
Universal Building Services and Supply Co. (Richmond, CA)	\$777,618.00
X Cleaning LLC (Roseville, CA)	\$1,176,125.00
Integrated Facilities Services (Rocklin, CA)	\$10,788,607.20

Four Star Building Maintenance is deemed the lowest responsive and responsible bidder. Staff recommends that the City Council award the contract to Four Star Building Maintenance for an initial term of twelve (12) months, automatically renewing for an additional four (4) one-year terms. Approval of this contract will allow the City to maintain high standards of cleanliness, security, and operational efficiency in its public parks.

Fiscal Impact:

There is no direct fiscal impact from the staff recommendation, as sufficient funds are available in the Fiscal Years 2025-2027 Operating Budget in the General Fund (100) and Community Facilities District No. 5 Fund (232). Funding for the remainder of the contract term will be included in future operating budgets.

ATTACHMENTS:

1. Resolution
2. Resolution Exhibit A - Agreement for Services
3. Bid Summary
4. Combined Bid Documents