



City of Oceanside

300 North Coast Highway,
Oceanside, California 92054

Staff Report

File #: 25-1139

Agenda Date: 1/14/2026

Agenda #: 7.

DATE: January 14, 2026

TO: Honorable Mayor and City Councilmembers

FROM: Public Works Department

TITLE: AMENDMENT 3 TO THE JANITORIAL SERVICES AGREEMENT WITH NMS MANAGEMENT, INC.

RECOMMENDATION

Staff recommends that the City Council approve Amendment 3 to the Janitorial Services Agreement with NMS Management, Inc., to include floor care services for the Libby Lake Resource Center and Day Porter services at the Civic Center Library, in the amount of \$17,213, for a revised total of \$1,011,485; authorize the City Manager to execute the Amendment upon receipt of all supporting documents and authorize the Financial Services Director, or designee, to execute the change order.

BACKGROUND AND ANALYSIS

On December 18, 2024, the City Council approved a Janitorial Services Agreement with NMS Management, Inc. for a two-year term for Citywide janitorial services at various facilities. On March 12, 2025, the City Council approved Amendment 1 to incorporate The READS Learning Center, located at 804 Pier View Way, into the facilities serviced by NMS Management, Inc. Amendment 2 was approved administratively to provide power-washing services at the Libby Lake Resource Center.

The proposed Amendment 3 would add floor care services to strip and wax the floors at the Libby Lake Resource Center; Day Porter Services at the Civic Center Library (four hours a day on Saturdays); and provides an annual contingency amount of \$10,000 for subsequent years. City Council action is required due to the cumulative total cost of services reached on the contract.

FISCAL IMPACT

The total cost of Amendment 3 with NMS Management, Inc. is \$17,213 (\$7,213 for the additional scope of work plus \$10,000 for any additional contingencies). The total amount of Amendment 3 will be charged to the accounts shown on the table. An annual contingency, in the amount of \$10,000, is included as part of Amendment 3 and will be charged as needed based on availability of funding.

Description	Amount	Business Unit	Available Balance
Amendment 3 NMS Management, Inc.	\$247 Floor Care Services Libby Lake	630648851.5320 Resource Centers Building Maint.	\$10,000
	\$6,966 Day Porter Civic Center Library	630603851.5320 City Building Maint.	\$659,214
	\$10,000 Annual contingency (as-needed)	Based on availability of funding	
Total	\$17,213		

FY 2026-27 is a renewable option year in the amount of \$534,924 (of which \$17,903 is for the additional scope of work and contingency).

FY 2027-28 is a renewable option year in the amount of \$547,011 (of which \$18,219 is for the additional scope of work and contingency).

Subsequent years' costs will be budgeted during the normal budget process.

COMMISSION OR COMMITTEE REPORT

Does not apply.

CITY ATTORNEY'S ANALYSIS

The referenced documents have been reviewed by the City Attorney and approved as to form.

Prepared by: Carmen Ryan, Principal Management Analyst

Reviewed by: Hamid Bahadori, Public Works Director

Submitted by: Jonathan Borrego, City Manager

ATTACHMENTS:

1. Staff Report
2. Amendment
3. Exhibit A - Floor Plan
4. Exhibit B - Quote