

BOARD OF EDUCATION
SMITHVILLE INDEPENDENT SCHOOL DISTRICT
SMITHVILLE, TEXAS 78957

AGENDA ITEM: H.2 DATE: March 23, 2026

SUBJECT: Custodial Services - Request for Proposal

- A. **Purpose of Agenda Item:** Award the bid for Custodial Services.
- B. **Administrator responsible:** Stacy Tiner, Business Manager
- C. **Strategic object, goal or need addressed:** To provide custodial services for the School District beginning June 15, 2026.
- D. **Summary/Background Information:** Smithville ISD currently pays for custodial services in all facilities for an annual cost of \$651,246. These services are currently provided by IQS Inc. who has been our custodial services provider since 2019. Bid proposals were emailed to nineteen (19) vendors and advertised in accordance with purchasing/bidding requirements for competitive sealed proposals. The school district received proposals from ten (10) companies. All bids are considered to have viable proposals.
- E. **Monitoring and reporting time line:** A new contract will continue to include a quality assurance mechanism for the school district to monitor the quality of custodial services being provided.
- F. **Fiscal effect/cost:** Ten proposals ranging in price from \$650,526.84 to \$1,256,668.98 for the first year of the contract were received from the following companies:
- | | | |
|---------------------------------|----------------|-----------------------|
| • IQS, Inc. | \$650,526.84 | Points Total = 91.667 |
| • Marsden South | \$652,309.00 | Points Total = 45.334 |
| • McLemore Building Maintenance | \$668,290.00 | Points Total = 80.000 |
| • Service First Janitorial | \$671,340.00 | Points Total = 68.334 |
| • Facilities 360 | \$715,145.59 | Points Total = 67.667 |
| • Kleen-Tech | \$849,790.00 | Points Total = 54.667 |
| • Ambassador Services | \$867,846.98 | Points Total = 52.000 |
| • KingsClean | \$875,520.00 | Points Total = 54.000 |
| • RNA Facilities Management | \$941,836.57 | Points Total = 56.000 |
| • Pritchard | \$1,256,668.98 | Points Total = 48.334 |

The frequency of services to be provided include continued daily full cleaning for all district facilities. Since the School District requested competitive sealed proposals, the district can negotiate the final terms of the contract to achieve best value for the school district.

- G. **Consequences of not approving recommendation:** If all bids are rejected, then we would need to bring the custodial services back in-house.
- H. **Comments received:** None
- I. **Administrative recommendation:** We recommend that the Board approve the continuation of custodial services with the district's current provider, IQS Inc., following the competitive bid process.

The district solicited competitive bids for custodial services and evaluated proposals based on cost, service quality, and the ability to meet district needs. The district has partnered with IQS Inc. since 2019 and has been pleased with the level of service, reliability, and responsiveness provided across district facilities.

The term of the contract would be June 15, 2026 to June 14, 2027 and will automatically extend for 4 additional terms of 1 year each unless either party provides notice 90 days prior to the expiration of the initial term or any renewal term.

Based on the proposal evaluation and the district's experience with the current provider, administration recommends awarding the contract for custodial services to IQS Inc.