



Custodial RFP Report to the Board

March 2026

Agenda



- **Participation & Rubric**
- **Top Contenders**
- **Incumbent Discussions**
- **Recommendation**
 - **3 Year Outlook**
 - **Impact to Current State**
 - **Considerations by the District**



Final Bid Submissions

Company	Year 1	Year 2	Year 3	Exp & Qualification (25%)	Staffing & Supervision (25%)	Response & Quality (20%)	Ref & Past Perform. (10%)	Cost (20%)	Total Score
LGC Global Energy FM Corp	2,757,000	2,811,368	2,864,254	DID NOT PROCEED WITH INTERVIEW					
HES Facilities Mgmt	2,781,816	2,865,271	2,951,229	15	20	15	10	20	80
EnviroClean	2,964,419	3,027,858	3,088,047	25	20	20	10	20	95
DM Burr Group	2,997,792	3,050,256	3,103,632	25	20	15	10	10	80
ABM	2,999,390	3,074,375	3,151,234	25	25	20	10	15	95
RJB Properties	3,103,822	3,201,159	3,301,047	15	15	20	10	15	75
GRBS, Inc.	3,288,432	3,288,432	3,288,432	DID NOT PROCEED WITH INTERVIEW					
Caravan FM	3,390,546	3,474,017	3,560,052	DID NOT PROCEED WITH INTERVIEW					
Sodexo	3,536,640	3,660,422	3,788,537	DID NOT PROCEED WITH INTERVIEW					
The Professional Group	3,776,993	3,776,993	3,890,303	DID NOT PROCEED WITH INTERVIEW					
JNS Facility Maintenance	5,113,933	5,267,351	5,425,372	DID NOT PROCEED WITH INTERVIEW					



Top Contenders

	ABM Education Services
Exp & Qualification(25%)	Solid; Comparable Districts
Staffing & Supervision(25%)	Less Mgmt, More Custodial Staff/Hrs
Response & Quality (20%)	Local Team with National "Power"
Ref & Past Perform.(10%)	Known References
Cost (20%)	Higher cost YoY

Enviro-Clean
Incumbent
Will reduce Mgmt roles; Partner with District to identify overages
Proven reliability
Incumbent; proven willingness to improve
Flat to 25-26, slight increases for wages, 3 yrs



Recommendation

Lock in 3-year deal with incumbent: Enviro-Clean

- ❖ A conservative wage escalation of \$0.25 per hour effective July 1, 2026, July 1, 2027, and July 1, 2028.
- ❖ Removal of one Assistant Manager in the evening with Enviro-Clean maintaining quality.
- ❖ Removal of lead positions at the Elementary buildings. This will result in a title and wage change for the current leads. (Positions are not being eliminated).
- ❖ Slight reduction to additional hours allocated to the District (4)
- ❖ District will evaluate usage at all the buildings and determine if weekend event consolidation is an option.



Questions?