

**Purchase Request #1**  
**Regular Board Meeting November 3, 2025**  
**Consideration of Approval to Contract for Custodial Services**

**ADMINISTRATION RECOMMENDATION/REPORT**

The administration recommends that the Board of Trustees approve a contract with Commercial Cleaning Systems Inc. (CCS Facility Services) for custodial services for the College.

**BACKGROUND**

Custodial services are necessary to ensure a clean and sanitary environment for all students, faculty, staff, and guests at the College. The College requires a service level to be provided college-wide to meet the Association of Plant Administrators (APPA): Leadership in Educational Facilities Level 3, Level 2, and Level 1 standards, as well as the National Association for the Education of Young Children (NAEYC) accreditation standards for childcare facilities. Additional services provided by the custodial firm ensure logistical support for College and community events.

Request for proposals (RFP) #25-29 was issued on June 17, 2025, to procure custodial services, which complies with the competitive procurement requirements per Texas Education Code §44.031(a). Eighteen (18) responses were received and evaluated by a team comprised of representatives from the facilities services department and a representative from the deans of administration who determined the proposal submitted by CCS Facility Services will provide the best value to the College.

**IMPACT OF THIS ACTION**

The custodial services contractor will be responsible for cleaning and maintaining college-owned facilities across six campuses totaling 62 buildings, approximately 3,200,000 square feet of classroom, office, and lab space, and support functions, on approximately 550 acres. The custodial services contractor provides the necessary custodial services and event setup required to maintain the facilities in a clean, safe and efficient manner.

**BUDGET INFORMATION (INCLUDING ANY STAFFING IMPLICATIONS)**

The estimated annual expenditure is \$3,600,000, totaling \$12,600,000 for the initial 42-month term, and will be funded from the facilities services department's 2025-2026 operating budget and subsequent year budgets.

**MONITORING AND REPORTING TIMELINE**

The initial 42-month term will commence on February 19, 2026, through August 31, 2029, with four one-year renewal options.

**ATTACHMENTS**

Attachment 1 - Tabulation

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**RESOURCE PERSONNEL**

Bryan Jones	281-998-6343	bryan.jones@sjcd.edu
John Maslonka	281-542-2029	john.maslonka@sjcd.edu
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**RFP #25-29**  
**Custodial Services**  
**Attachment 1 – Tabulation**

**QUALIFICATIONS**

#	Vendors	Section 1: Firm Experience	Section 2: Personnel Experience	Section 3: Project Understanding	Section 4: Financial Statement	Section 5: References	Section 6: Exceptions to T&Cs	Section 7: Price Score	Total Points	Short List
	<i>Total Points</i>	<i>10</i>	<i>10</i>	<i>30</i>	<i>5</i>	<i>10</i>	<i>5</i>	<i>30</i>	<i>100</i>	
<b>1</b>	<b>ABM Education Services, LLC</b>	<b>9.50</b>	<b>9.30</b>	<b>27.77</b>	<b>4.50</b>	<b>8.20</b>	<b>4.00</b>	<b>23.13</b>	<b>86.40</b>	<b>Yes</b>
<b>2</b>	<b>CCS Facility Services - Texas</b>	<b>7.92</b>	<b>7.46</b>	<b>22.42</b>	<b>4.00</b>	<b>7.80</b>	<b>4.70</b>	<b>24.14</b>	<b>78.44</b>	<b>Yes</b>
<b>3</b>	<b>DTK Inc.</b>	<b>7.30</b>	<b>7.00</b>	<b>19.80</b>	<b>4.00</b>	<b>6.54</b>	<b>4.80</b>	<b>28.05</b>	<b>77.49</b>	<b>Yes</b>
<b>4</b>	<b>IQS Inc</b>	<b>7.70</b>	<b>8.10</b>	<b>23.62</b>	<b>0.00</b>	<b>8.50</b>	<b>5.00</b>	<b>24.11</b>	<b>77.03</b>	<b>Yes</b>
5	HES Facilities Management	8.80	8.30	24.72	0.00	6.90	4.25	22.58	75.55	No
6	HHS Education Services, LLC	8.22	7.60	23.28	0.00	6.20	5.00	25.15	75.45	No
7	McLemore Building Maintenance,	7.32	7.42	21.96	3.50	7.00	5.00	22.81	75.01	No
8	Unicare Building Maintenance,	7.22	7.12	21.90	0.00	7.30	5.00	24.45	72.99	No
9	ServiceMaster Elite Janitorial	7.52	7.22	19.50	0.00	6.40	5.00	25.45	71.09	No
10	Facilities 360	6.70	6.34	18.00	0.00	8.60	5.00	24.36	69.00	No
11	Soji Services, Inc. Db a Metroc	7.84	7.76	21.24	3.00	0.00	4.78	22.19	66.81	No
12	Kleen-Tech Services, LLC	7.50	7.60	21.00	0.00	8.80	4.35	15.46	64.71	No
13	LGC Global Energy FM LLC	7.48	7.28	21.90	4.75	8.60	5.00	9.52	64.53	No
14	SBS Maintenance & Cleaning LLC	6.20	6.40	17.40	0.00	7.30	5.00	21.27	63.57	No
15	Ambassador Services	4.85	5.65	13.80	0.00	7.20	5.00	26.58	63.09	No
16	RNA Facilities Management	7.22	7.02	19.50	0.00	0.00	5.00	23.36	62.10	No
17	AHI Facility Services, Inc.	7.94	7.69	18.96	0.00	7.60	4.00	13.70	59.89	No
18	Caring Commercial Cleaning Inc.	5.30	5.44	12.24	0.00	6.80	5.00	22.54	57.32	No

**FINAL SCORES**

#	Shortlist Vendors	Short List	Presentation	Final Score
	<i>Total Points</i>	<i>100</i>	<i>40</i>	<i>140</i>
<b>1</b>	<b>CCS Facility Services - Texas</b>	<b>78.44</b>	<b>36.4</b>	<b>114.84</b>
2	IQS Inc	77.03	36.2	113.23
3	ABM Education Services, LLC	86.40	25.4	111.80
4	DTK Inc.	77.49	29.6	107.09