
BOARD AGENDA ITEM

Information/Discussion _____

Future Action _____

Action x

Item: 2026 Kent ISD Custodial Services

Submitted by: Russell Bray

Date: 6/05/26

Recommended by: Kevin Philipps *KP*

Board Meeting Date: 6/15/26

RECOMMENDATION:

It is recommended that the Kent ISD board approve United Commercial Services as the custodial contractor for the following buildings: Pine Grove Learning Center, Empower U North, Empower U Central, Kent Education Center – Beltline, Kent Conference Center and Facilities buildings.

BACKGROUND

Bids for a 2-year cleaning contract were accepted from 9 different bidders. The bid tab is attached.

After extensive review and analysis of these bids, United Commercial Services met or exceeded all of our expectations for service. Their cost is reflective of a staffing plan that commits an appropriate amount of supervisory and cleaning hours as well as a wage scale that will help us assure consistent, quality service. United Commercial Services is also our current contractor for the majority of our contract-cleaned buildings (including four special education buildings) and they are familiar with our expectations for facilities that serve a high-need student population.

The costs for this contract were also analyzed extensively, and factors such as the total cleaning hours per night and average cost per cleaning hour were used as metrics for comparing all bidders. The total cost of the United Commercial Services proposal is very competitive when these factors are included. Operational funds will be utilized for this service.

Attachments:

- Competitive Bid Tabulation

KENT ISD
2026 Custodial Services - PGLC, EUC, EUN, KEC-B, KCC, MAIN Bid Tabulation

Vendors:	DM Burr	West Michigan Janitorial	CURO Cleaning	Trio-Clean	Professional Building Services	Auxilio	UCS	Enviro-Clean	GRBS
Familial Affidavit	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Iran Econ Sanc Act	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
References	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Total Cleaning Hours/Night	31	46	53	79	33	44	42	42	53
Avg Cost/Hr for Nightly Cleaning	\$ 425,104.00	\$ 641,975.00	\$ 739,656.00	\$ 639,450.00	\$ 390,320.00	\$ 652,714.88	\$ 548,396.00	\$ 573,595.00	\$ 752,496.00
Total Years 1 and 2*									

*Note: while DM Burr and Professional Building Services bids are lower than UCS, it is a result of budgeting significantly less hours per night for staffing. The next lowest vendor is UCS, who has a proven track record cleaning for Kent ISD. Furthermore, the number of hours per night budgeted by UCS is very close to our current staffing levels. Therefore, the recommendation is to select UCS for these services.