



**STATE OF IOWA**  
**MASTER AGREEMENT**  
 Contract Declaration and Execution

**MA 005**

**24001A**

**EFFECTIVE BEGIN DATE:** 07-05-2026  
**EXPIRATION DATE:** 07-04-2027  
**PAGE:** 1 of 4

**VENDOR:**

**SERVICE MASTER GREEN**

**00002114279**

**3069 99th St  
 Urbandale, IA 50322**

**VENDOR CONTACT:**

Carlos Cardenas

**PHONE:** 515-865-3163

**EMAIL:** carlos@servicemastergreen.com

**ISSUER:**

Katelyn Howells

**PHONE:** 515-721-7856

**EMAIL:** katelyn.howells@iowa.gov

**EXT:**

**FOB:** FOB Dest, Freight Prepaid

**Contract For:** Janitorial Services for Iowa PBS in Johnston, Iowa

The parties agree to comply with the terms and conditions on the following attachments which are by this reference made a part of the Agreement.

Attachments are on file with the Department of Administrative Services - Central Procurement.

Attachment 1: Competitive Solicitation 005RFB05092023

Attachment 2: Contractor's Response to Competitive Solicitation 005RFB05092023

Attachment 3: Bid Tab for 005RFB05092023.

Attachment 4 - Service Green Price Sheet

**Contact:**

Name: Carlos Cardenas

Phone: 515-865-3163

Email: carlos@servicemastergreen.com

Vendor shall pay Iowa Department of Administrative Services quarterly 1.00% administrative fee for all sales made against this contract as detailed in 005RFB05092023 and agreed upon.

**RENEWAL OPTIONS**

**FROM** 07-05-2027 **TO** 07-04-2028

**FROM** 07-05-2028 **TO** 07-04-2029

**AUTHORIZED DEPARTMENT**

285 Education, Iowa PBS



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| LINE NO. | QUANTITY / SERVICE DATES | UNIT | COMMODITY / DESCRIPTION | UNIT COST / PRICE OF SERVICE |
|----------|--------------------------|------|-------------------------|------------------------------|
|----------|--------------------------|------|-------------------------|------------------------------|

|   |         |    |       |             |
|---|---------|----|-------|-------------|
| 1 | 0.00000 | EA | 91039 | \$ 0.000000 |
|   |         |    |       | \$ 0.000000 |

REF DOC: REF VNDR LN: REF COMM LN: REF TYPE: FINAL

**Janitorial/Custodial Services**  
**Janitorial Services, 6450 Corporate Drive, Johnston**

Janitorial Services for 6450 Corporate Drive, Johnston, Iowa, per the scope of services in the RFB. \$2,445.82 per month.

|   |         |    |       |             |
|---|---------|----|-------|-------------|
| 2 | 0.00000 | EA | 91039 | \$ 0.000000 |
|   |         |    |       | \$ 0.000000 |

REF DOC: REF VNDR LN: REF COMM LN: REF TYPE: FINAL

**Janitorial/Custodial Services**  
**Janitorial Services, 6535 Corporate Drive, Johnston**

Janitorial Services for 6535 Corporate Drive, Johnston, Iowa, per the scope of services in the RFB. \$1,155.50 per month.

|   |         |      |       |             |
|---|---------|------|-------|-------------|
| 4 | 0.00000 | SQFT | 91039 | \$ 0.000000 |
|   |         |      |       | \$ 0.000000 |

REF DOC: REF VNDR LN: REF COMM LN: REF TYPE: FINAL

**Janitorial/Custodial Services**  
**Carpet Hot Water Extraction Cleaning, <350 sq ft**

Hot water extraction carpet cleaning for less than 350 sq ft. \$0.26/sqft. (minimum charge for this line is \$125.00 for a vendor site visit for carpet cleaning)

|   |         |      |       |             |
|---|---------|------|-------|-------------|
| 5 | 0.00000 | SQFT | 91039 | \$ 0.000000 |
|   |         |      |       | \$ 0.000000 |

REF DOC: REF VNDR LN: REF COMM LN: REF TYPE: FINAL

**Janitorial/Custodial Services**  
**Carpet Hot Water Extraction Cleaning, 351-999 sq ft**

Hot water extraction carpet cleaning for 351-999 sq ft. \$0.20/sqft

|   |         |      |       |             |
|---|---------|------|-------|-------------|
| 6 | 0.00000 | SQFT | 91039 | \$ 0.000000 |
|   |         |      |       | \$ 0.000000 |

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**Janitorial/Custodial Services**  
**Carpet Hot Water Extraction Cleaning, >1000 sq ft**



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|----------|--------------------------|------|-------------------------|------------------------------|
|----------|--------------------------|------|-------------------------|------------------------------|

Hot water extraction carpet cleaning for 1000 sq ft. or more  
 \$0.12/sqft

|   |         |      |       |             |
|---|---------|------|-------|-------------|
| 7 | 0.00000 | SQFT | 91039 | \$ 0.000000 |
|   |         |      |       | \$ 0.000000 |

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**Janitorial/Custodial Services**

**Hard Surface Stripping and 5 coat wax per Scope of Services**

Strip and remove old wax and film per scope of service and apply 5 coats of wax sealer. \$0.53/sqft

|   |         |      |       |             |
|---|---------|------|-------|-------------|
| 8 | 0.00000 | HOUR | 91039 | \$ 0.000000 |
|   |         |      |       | \$ 0.000000 |

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**Janitorial/Custodial Services**

**Special Event and Extra Duty Janitorial Service**

Special event and extra duty janitorial services. \$35.70/hr

|   |         |      |       |             |
|---|---------|------|-------|-------------|
| 9 | 0.00000 | HOUR | 91039 | \$ 0.000000 |
|   |         |      |       | \$ 0.000000 |

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**Janitorial/Custodial Services**

**Holiday Hourly Fee**

Holiday hourly fee. \$42.00/hr



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**TERMS AND CONDITIONS**

**Services Eff Feb 15**

The parties agree to comply with the terms and conditions on the following web site which are by this reference made a part of the Agreement. General Terms and Conditions for service contracts are posted at: [https://das.iowa.gov/sites/default/files/procurement/pdf/51415%20terms\\_services.pdf](https://das.iowa.gov/sites/default/files/procurement/pdf/51415%20terms_services.pdf)

**THIS MASTER AGREEMENT IS EFFECTIVE AS OF THE LATEST DATE SHOWN IN "EFFECTIVE BEGIN DATE" IN THE UPPER RIGHT HAND CORNER OR THE DATE BELOW SIGNED BY THE STATE OF IOWA.**

| CONTRACTOR  |                                  | STATE OF IOWA  |                                  |
|---|----------------------------------|--|----------------------------------|
| <b>CONTRACTOR'S NAME (If other than an individual, state whether a corp, partnership, etc.)</b><br>Service master green |                                  | <b>AGENCY NAME</b><br>Iowa Dept. of Administrative Services  |                                  |
| <b>BY (Authorized Signature)</b><br><i>carlos cardenas</i>  | <b>Date Signed</b><br>04/23/2026 | <b>BY (Authorized Signature)</b><br><i>Katelyn Howells</i><br><small>Katelyn Howells (Apr 24, 2026 11:02:47 CDT)</small> | <b>Date Signed</b><br>04/24/2026 |
| <b>Printed Name and Title of Person Signing</b><br>carlos cardenas Night operations manager                             |                                  | <b>Printed Name and Title of Person Signing</b><br>Katelyn Howells Senior Statewide Procurement Officer                  |                                  |
| <b>Address</b><br>3069 99th St. Urbandale, IA 50322   |                                  | <b>Address</b><br>1305 E. Walnut St., Des Moines, IA 50319   |                                  |