

6. Award of Proposal: Janitorial services – RFP 28-0-2024 – Parks and Facilities Department (Custom Cleaning and Management Services Corp d/b/a CCMS - \$306,401).



## LEGISLATIVE MEMORANDUM

**TO:** Honorable Mayor and Members of the City Council

**FROM:** Suzanne Sherman, City Manager

**THRU:** Greg Minor, Parks & Facilities Director, George Barber, Chief Procurement Officer

**DATE:** July 11, 2024

**RE:** Award of Request for Proposal #28-0-2024SVM, Janitorial Services (Custom Cleaning and Management Services Corp d/b/a CCMS \$306,400.59)

### SUMMARY:

At the request of the Parks and Facilities Department, the Procurement Department issued a request for proposals (RFP) on behalf of the City for Janitorial Services for forty-eight (48) City-owned locations, including six (6) city parks and five (5) fire stations. The scope of work includes furnishing all labor, supervision, transportation, tools, equipment, materials, and supplies necessary to accomplish the requested services.

The Procurement Department notified one-thousand and fifty-five (1,055) vendors. Forty-five (45) representatives from thirty-two (32) vendors attended the mandatory pre-proposal city-wide site visit. Twelve (12) proposals and one (1) No Bid were received in response to the City's request for proposals. The Procurement Department staff reviewed the proposals for responsiveness. The evaluation team, consisting of qualified staff from the Parks and Facilities, Utilities, Public Works, and Police departments evaluated for responsiveness, which entailed the Evaluation Team assigning points for the non-price sections of Summary Qualifications and Technical Response. Points for cost were determined by the Procurement Department through a formula described in the solicitation. (See attached Scoring-Ranking Form.)

The Evaluation Team met in a publicly advertised meeting on June 7, 2024, in which they discussed the twelve (12) responses.

The Evaluation Team unanimously recommended Custom Cleaning and Management Services Corporation d.b.a. CCMS of Jupiter, Florida as the top-ranked vendor for award based on the following: The proposal provided was professional and detailed, addressing most questions and accurately interpreting the intent of the Scope. It emphasizes quality and outlines the routing of resources, including supplies, equipment, and man-hours, specifically tailored to Palm Bay's

needs. A detailed service implementation plan was included, with a strong focus on quality control. The proposal was comprehensive, addressing nearly every point in the Scope, and was presented in a clear and understandable manner.

Custom Cleaning and Management Services Corporation d.b.a. CCMS of Jupiter, Florida has one (1) Brevard County contract, Department of Defense - Patrick Space Force Base, since 2022. They also have the following Florida contract, Palm Beach County Tax Collector, Westlake, since 2022, Central, since 2022, North, since 2024.

Part of the implementation plan included the transition stage. They provided the following: Custom Cleaning and Management Services Corporation d.b.a. CCMS of Jupiter, Florida recruits workers from the incumbent contractor due to their familiarity with the locations. Approximately 60% of these workers choose to switch employers for job stability and security. All recruits undergo a full training period like other employees. Remaining positions are filled with local employees and new hires who live near their future job sites, aiming to minimize travel time and enhance employee retention.

#### **REQUESTING DEPARTMENTS:**

Facilities & Parks

Procurement

#### **FISCAL IMPACT:**

The estimated budget for this project was \$286,229. Total project award will be \$306,400.59 city-wide. For departments within the General Fund, funding is available in Janitorial Services account 001-4525-519-3412. For the Building Department, funding is available in account 451-3120-524-3412. Lastly in the Utilities Department, funding is available in accounts 421-8014-536-3412 and 421-8011-536-3412.

#### **STAFF RECOMMENDATION:**

Motion to approve award of RFP #28-0-2024/SVM, Janitorial Services to Custom Cleaning and Management Services Corp d.b.a. CCMS located in Jupiter, Florida. Council approval is requested to establish a one-year term contract, renewable by the Procurement Department for up to four (4) additional one-year terms.

#### **ATTACHMENTS:**

1. Scoring-Ranking Form
2. Attachment C
3. Cost calculations
4. Proposal tabulation sheet

RFP #28-0-2024  
JANITORIAL SERVICES  
FINAL RANKING

**EVALUATION TEAM CRITERIA - TOTAL 100 POINTS**

Summary of Qualifications = 30 points

Technical Proposal = 30 points

Cost = 40 points

Optional Short List - Oral Presentations = 10 points

EVALUATION CRITERIA	POSSIBLE POINTS	AAA Facility Solutions, LLC	American Facility Services, Inc.	American Janitorial, Inc.	Clean Space Inc	Custom Cleaning and Management Services Corp d/b/a CCMS	Owens, Renz & Lee Co, Inc d/b/a Owens Realty Services
		908-603-7987	770-740-1613	352-932-9456	954-880-5188	561-746-2700	407-681-2000
		11 Middleberry Blvd Suite 1 Randolph, NJ 07869	1325 Union Hill Industrial Court Suite A Alpharetta, GA 30004	87 N Central Ave Umatilla, FL 32784	3764 NW 124th Ave Coral Springs, FL 33065	21 N Hepburn Ave Suite 24 Jupiter, FL 33458	1646 33rd St Orlando, FL 32839
		<a href="mailto:aaafacilitysolutions@gmail.com">aaafacilitysolutions@gmail.com</a>	<a href="mailto:hangel@amfacility.com">hangel@amfacility.com</a>	<a href="mailto:ryan.strem@ajiclean.com">ryan.strem@ajiclean.com</a>	<a href="mailto:mg@cleanspaceonline.com">mg@cleanspaceonline.com</a>	<a href="mailto:vvidal@ccmspb.com">vvidal@ccmspb.com</a>	<a href="mailto:marketing@owensrealtyservices.com">marketing@owensrealtyservices.com</a>
Summary of Qualifications	30	9.00	15.00	24.00	13.50	22.50	19.50
Technical Proposal	30	10.50	15.00	19.50	13.50	24.00	19.50
<b>SUBTOTAL NON-PRICE FACTORS</b>	<b>60</b>	<b>19.50</b>	<b>30.00</b>	<b>43.50</b>	<b>27.00</b>	<b>46.50</b>	<b>39.00</b>
Proposed Cost	40	8.35	34.71	21.35	23.62	37.20	16.36
<b>SUBTOTAL - PRICE</b>	<b>100</b>	<b>8.35</b>	<b>34.71</b>	<b>21.35</b>	<b>23.62</b>	<b>37.20</b>	<b>16.36</b>
Short List - Oral Presentations	10						
<b>TOTAL SCORE</b>	<b>110</b>	<b>27.85</b>	<b>64.71</b>	<b>64.85</b>	<b>50.62</b>	<b>83.70</b>	<b>55.36</b>

EVALUATION CRITERIA	POSSIBLE POINTS	Padegenis Cleaning Inc	Paradise Janitorial Services of Brevard, LLC	Star Building Services, Inc.	Synergy Staffing USA LLC	United Maintenance Company, Inc.	W&G Maintenance Corp
		321-747-0174	321-960-2019	407-819-0400	954-716-4297	312-922-8558	321-394-5085
		1709 Saratoga Dr Titusville, FL 32796	623 Jililotus St Merritt Island, FL 32952	525 Columbia Rd Boston, MA 02125	710 SW 5th Ave Hallandale Beach, FL 33009	1550 S Indiana Ave Chicago, IL 60605	253 Wading Bird Cir SW Palm Bay, FL 32908
		<a href="mailto:kerri@padegeniscleaning.com">kerri@padegeniscleaning.com</a>	<a href="mailto:paradisejanitor@aol.com">paradisejanitor@aol.com</a>	<a href="mailto:hfamily@sbsboston.com">hfamily@sbsboston.com</a>	<a href="mailto:jcaballero@synergystaffingusa.com">jcaballero@synergystaffingusa.com</a>	<a href="mailto:vrosen@unitedhq.com">vrosen@unitedhq.com</a>	<a href="mailto:wudson@wgmaintenance.com">wudson@wgmaintenance.com</a>
Summary of Qualifications	30	16.50	13.50	12.00	6.00	21.00	13.50
Technical Proposal	30	15.00	10.50	12.00	4.50	9.00	12.00
<b>SUBTOTAL NON-PRICE FACTORS</b>	<b>60</b>	<b>31.50</b>	<b>24.00</b>	<b>24.00</b>	<b>10.50</b>	<b>30.00</b>	<b>25.50</b>
Proposed Cost	40	18.42	37.29	27.01	40.00	23.62	27.65
<b>SUBTOTAL - PRICE</b>	<b>100</b>	<b>18.42</b>	<b>37.29</b>	<b>27.01</b>	<b>40.00</b>	<b>23.62</b>	<b>27.65</b>
Short List - Oral Presentations	10						
<b>TOTAL SCORE</b>	<b>110</b>	<b>49.92</b>	<b>61.29</b>	<b>51.01</b>	<b>50.50</b>	<b>53.62</b>	<b>53.15</b>

EVALUATION CRITERIA	POSSIBLE POINTS	Ayopa Inc
		407-923-4311
		217 E State Rd 434 Longwood, FL 32750
		<a href="mailto:ayopagovcontract@gmail.com">ayopagovcontract@gmail.com</a>
Summary of Qualifications	30	NO BID
Technical Proposal	30	
<b>SUBTOTAL NON-PRICE FACTORS</b>	<b>60</b>	
Proposed Cost	40	
<b>SUBTOTAL - PRICE</b>	<b>100</b>	
Short List - Oral Presentations	10	
<b>TOTAL SCORE</b>	<b>110</b>	

**ATTACHMENT C - PRICING PAGES**  
**RFP #28-0-2024/SVM JANITORIAL SERVICES**

ITEM #	DESCRIPTION	QTY	UOM	UNIT PRICE	EXTENDED PRICE
<b>Boat Safety Center - 1455 Main St NE</b>					
1	Daily Tasking : 1 a-d	12	MO	\$ 100.00	\$ 1,200.00
2	Weekly Tasking : 4 a-d	12	MO	\$ 50.00	\$ 600.00
3	Monthly Tasking : 5 a-d	12	MO	\$ 60.00	\$ 720.00
4	Quarterly Tasking : 6	4	EA	\$ 76.50	\$ 306.00
5	Semi Annual Tasking : 7	2	EA	\$ 105.00	\$ 210.00
6	Annual Tasking : 9	1	EA	\$ 80.00	\$ 80.00
<b>Boat Safety Center Total</b>					<b>\$ 3,116.00</b>
<b>City Hall - 120 Malabar Rd SE</b>					
7	Daily Tasking : 1 a-e, 11	12	MO	\$ 1,225.00	\$ 14,700.00
8	Weekly Tasking : 4 a-f	12	MO	\$ 287.08	\$ 3,445.00
9	Monthly Tasking : 5 a-d	12	MO	\$ 220.83	\$ 2,650.00
10	Quarterly Tasking : 6	4	EA	\$ 1,026.00	\$ 4,104.00
11	Semi Annual Tasking : 7	2	EA	\$ 1,160.00	\$ 2,320.00
12	Annual Tasking : 9	1	EA	\$ 2,185.00	\$ 2,185.00
<b>City Hall Total</b>					<b>\$ 29,404.00</b>
<b>City Hall Annex - 120 Malabar Rd SE</b>					
13	Daily Tasking : 1 a-e, 11	12	MO	\$ 1,265.00	\$ 15,180.00
14	Weekly Tasking : 4 a-f	12	MO	\$ 250.00	\$ 3,000.00
15	Monthly Tasking : 5 a-d	12	MO	\$ 250.00	\$ 3,000.00
16	Quarterly Tasking : 6	4	EA	\$ 1,173.00	\$ 4,692.00
17	Semi Annual Tasking : 7	2	EA	\$ 1,001.00	\$ 2,002.00
18	Annual Tasking : 9	1	EA	\$ 2,110.00	\$ 2,110.00
<b>City Hall Annex Total</b>					<b>\$ 29,984.00</b>
<b>Council Chambers - 110 Malabar Rd SE</b>					
19	Daily Tasking : 1 a-c, 11	12	MO	\$ 220.00	\$ 2,640.00
20	Weekly Tasking : 4 a-c	12	MO	\$ 60.00	\$ 720.00
21	Monthly Tasking : 5 a-c	12	MO	\$ 75.00	\$ 900.00
22	Quarterly Tasking : 6	4	EA	\$ 187.00	\$ 748.00
23	Semi Annual Tasking : 7	2	EA	\$ 176.00	\$ 352.00
24	Annual Tasking : 9	1	EA	\$ 396.00	\$ 396.00
<b>Council Chambers Total</b>					<b>\$ 5,756.00</b>
<b>Fire-Rescue HQ - 899 Carlyle Ave SE</b>					
25	Daily Tasking : 1 a-d, 11	12	MO	\$ 359.15	\$ 4,309.80
26	Weekly Tasking : 4 a-d	12	MO	\$ 40.00	\$ 480.00
27	Monthly Tasking : 5 a-d	12	MO	\$ 40.00	\$ 480.00
28	Quarterly Tasking : 6	4	EA	\$ 250.00	\$ 1,000.00
29	Semi Annual Tasking : 7	2	EA	\$ 287.32	\$ 574.64
30	Annual Tasking : 9	1	EA	\$ 400.00	\$ 400.00
<b>Fire HQ Total</b>					<b>\$ 7,244.44</b>

Custom Cleaning Management Services Corp d/b/a CCMS

ITEM #	DESCRIPTION	QTY	UOM	UNIT PRICE	EXTENDED PRICE
<b>Police Main Building - 130 Malabar Rd SE</b>					
31	Daily Tasking : 1 a-e, 11	12	MO	\$ 1,500.00	\$ 18,000.00
32	Weekly Tasking : 3, 4 a-f	12	MO	\$ 275.00	\$ 3,300.00
33	Monthly Tasking : 5 a-d	12	MO	\$ 275.00	\$ 3,300.00
34	Quarterly Tasking : 6	4	EA	\$ 1,105.00	\$ 4,420.00
35	Semi Annual Tasking : 7	2	EA	\$ 1,320.00	\$ 2,640.00
36	Annual Tasking : 9	1	EA	\$ 2,375.00	\$ 2,375.00
<b>Police HQ Total</b>					<b>\$ 34,035.00</b>
<b>Police East District - 1575 Main St NE</b>					
37	Daily Tasking : 1 a-d, 11	12	MO	\$ 225.00	\$ 2,700.00
38	Weekly Tasking : 4 a-d	12	MO	\$ 45.00	\$ 540.00
39	Monthly Tasking : 5 a-d	12	MO	\$ 35.00	\$ 420.00
40	Quarterly Tasking : 6	4	EA	\$ 191.25	\$ 765.00
41	Semi Annual Tasking : 7	2	EA	\$ 180.00	\$ 360.00
42	Annual Tasking : 9	1	EA	\$ 405.00	\$ 405.00
<b>Police East District Total</b>					<b>\$ 5,190.00</b>
<b>Police Gun Range - 620 Hurley Blvd SE (Bathrooms Only)</b>					
43	Daily Tasking : 1 a	12	MO	\$ 35.00	\$ 420.00
44	Weekly Tasking : 4 a	12	MO	\$ 13.00	\$ 156.00
45	Monthly Tasking : 5 a	12	MO	\$ 13.00	\$ 156.00
46	Quarterly Tasking : 6	4	EA	\$ 28.39	\$ 113.56
47	Semi Annual Tasking : 7	2	EA	\$ 26.72	\$ 53.44
48	Annual Tasking : 9	1	EA	\$ 60.12	\$ 60.12
<b>Police Gun Range (Bathrooms Only) Total</b>					<b>\$ 959.12</b>
<b>Public Works Admin - 1050 Malabar Rd SW, Bldg A</b>					
49	Daily Tasking : 1 a-d, 11	12	MO	\$ 250.00	\$ 3,000.00
50	Weekly Tasking : 4 a-d	12	MO	\$ 35.00	\$ 420.00
51	Monthly Tasking : 5 a-d	12	MO	\$ 35.00	\$ 420.00
52	Quarterly Tasking : 6	4	EA	\$ 30.00	\$ 120.00
53	Semi Annual Tasking : 7	2	EA	\$ 195.00	\$ 390.00
54	Annual Tasking : 9	1	EA	\$ 125.00	\$ 125.00
<b>Public Works Admin, Bldg A Total</b>					<b>\$ 4,475.00</b>
<b>Public Works Main / Fleet - 1050 Malabar Rd SW, Bldgs C &amp; F</b>					
55	Daily Tasking : 1 a-d, 11	12	MO	\$ 200.00	\$ 2,400.00
56	Weekly Tasking : 4 a-d	12	MO	\$ 40.00	\$ 480.00
57	Monthly Tasking : 5 a-d	12	MO	\$ 40.00	\$ 480.00
58	Quarterly Tasking : 6	4	EA	\$ 225.00	\$ 900.00
59	Semi Annual Tasking : 7	2	EA	\$ 145.20	\$ 290.40
60	Annual Tasking : 9	1	EA	\$ 215.00	\$ 215.00
<b>Public Works Admin / Fleet, Bldg C Total</b>					<b>\$ 4,765.40</b>
<b>Public Works Crew - 1050 Malabar Rd SW, Bldg D</b>					
61	Daily Tasking : 1 a-d, 11	12	MO	\$ 70.00	\$ 840.00
62	Weekly Tasking : 4 a-d	12	MO	\$ 25.00	\$ 300.00
63	Monthly Tasking : 5 a-d	12	MO	\$ 25.00	\$ 300.00
64	Quarterly Tasking : 6	4	EA	\$ 65.00	\$ 260.00
65	Semi Annual Tasking : 7	2	EA	\$ 175.00	\$ 350.00
66	Annual Tasking : 9	1	EA	\$ 180.00	\$ 180.00
<b>Public Works - Bldg D Total</b>					<b>\$ 2,230.00</b>

Custom Cleaning Management Services Corp d/b/a CCMS

ITEM #	DESCRIPTION	QTY	UOM	UNIT PRICE	EXTENDED PRICE
<b>Public Works Operations - 1050 Malabar Rd SW, Bldg E</b>					
67	Daily Tasking : 1 a-d, 11	12	MO	\$ 150.00	\$ 1,800.00
68	Weekly Tasking : 4 a-d	12	MO	\$ 25.00	\$ 300.00
69	Monthly Tasking : 5 a-d	12	MO	\$ 25.00	\$ 300.00
70	Quarterly Tasking : 6	4	EA	\$ 120.00	\$ 480.00
71	Semi Annual Tasking : 7	2	EA	\$ 120.00	\$ 240.00
72	Annual Tasking : 9	1	EA	\$ 80.00	\$ 80.00
<b>Public Works Operations, Bldg E Total</b>					<b>\$ 3,200.00</b>
<b>Public Works Crew - 1050 Malabar Rd SW, Bldg G</b>					
73	Daily Tasking : 1 a-d, 11	12	MO	\$ 200.00	\$ 2,400.00
74	Weekly Tasking : 4 a-d	12	MO	\$ 50.00	\$ 600.00
75	Monthly Tasking : 5 a-d	12	MO	\$ 50.00	\$ 600.00
76	Quarterly Tasking : 6	4	EA	\$ 250.00	\$ 1,000.00
77	Semi Annual Tasking : 7	2	EA	\$ 220.00	\$ 440.00
78	Annual Tasking : 9	1	EA	\$ 120.00	\$ 120.00
<b>Public Works Crew, Bldg G Total</b>					<b>\$ 5,160.00</b>
<b>Public Works Traffic Operations / Sign Shop - 1750 Main St NE</b>					
79	Daily Tasking : 1 a-d, 11	12	MO	\$ 111.85	\$ 1,342.20
80	Weekly Tasking : 4 a-d	12	MO	\$ 24.23	\$ 290.81
81	Monthly Tasking : 5 a-d	12	MO	\$ 18.64	\$ 223.70
82	Quarterly Tasking : 6	4	EA	\$ 95.07	\$ 380.29
83	Semi Annual Tasking : 7	2	EA	\$ 170.00	\$ 340.00
84	Annual Tasking : 9	1	EA	\$ 190.00	\$ 190.00
<b>Public Works Traffic Ops / Sign Shop</b>					<b>\$ 2,767.00</b>
<b>FACILITIES TOTAL</b>					<b>\$ 138,285.96</b>
<b>Utilities Field Operations - 1105 Clearmont St NE, Bldg A</b>					
85	Daily Tasking : 1 a, c-d, 11	12	MO	\$ 200.00	\$ 2,400.00
86	Weekly Tasking : 4 a, c-d	12	MO	\$ 50.00	\$ 600.00
87	Monthly Tasking : 5 a, c-d	12	MO	\$ 30.00	\$ 360.00
88	Quarterly Tasking : 6	4	EA	\$ 150.00	\$ 600.00
89	Semi Annual Tasking : 7	2	EA	\$ 320.00	\$ 640.00
90	Annual Tasking : 9	1	EA	\$ 304.47	\$ 304.47
<b>Utilities Field Operations - Bldg A Total</b>					<b>\$ 4,904.47</b>
<b>Utilities Modular Building - 1105 Clearmont St NE, Bldg C</b>					
91	Daily Tasking : 1 a, c-d, 11	12	MO	\$ 120.00	\$ 1,440.00
92	Weekly Tasking : 4 a, c-d	12	MO	\$ 50.00	\$ 600.00
93	Monthly Tasking : 5 a, c-d	12	MO	\$ 50.00	\$ 600.00
94	Quarterly Tasking : 6	4	EA	\$ 180.00	\$ 720.00
95	Semi Annual Tasking : 7	2	EA	\$ 200.00	\$ 400.00
96	Annual Tasking : 9	1	EA	\$ 250.00	\$ 250.00
<b>Utilities Modular - Bldg C Total</b>					<b>\$ 4,010.00</b>
<b>Utilities Collections Shop - 1105 Clearmont St NE, Bldg E</b>					
97	Daily Tasking : 1 a, b, d, 11	12	MO	\$ 33.00	\$ 396.00
98	Weekly Tasking : 4 a-d	12	MO	\$ 7.15	\$ 85.80
99	Monthly Tasking : 5 a,b,d	12	MO	\$ 5.50	\$ 66.00
100	Quarterly Tasking : 6	4	EA	\$ 28.05	\$ 112.20
101	Semi Annual Tasking : 7	2	EA	\$ 26.40	\$ 52.80
102	Annual Tasking : 9	1	EA	\$ 59.40	\$ 59.40
<b>Utilities Collections Shop - Bldg E Total</b>					<b>\$ 772.20</b>

Custom Cleaning Management Services Corp d/b/a CCMS

ITEM #	DESCRIPTION	QTY	UOM	UNIT PRICE	EXTENDED PRICE
<b>Utilities Wastewater Plant - 1105 Clearmont St NE, Bldg F</b>					
103	Daily Tasking : 1 a, c-d, 11	12	MO	\$ 50.00	\$ 600.00
104	Weekly Tasking : 4 a, c-d	12	MO	\$ 10.00	\$ 120.00
105	Monthly Tasking : 5 a, c-d	12	MO	\$ 10.00	\$ 120.00
106	Quarterly Tasking : 6	4	EA	\$ 90.00	\$ 360.00
107	Semi Annual Tasking : 7	2	EA	\$ 120.00	\$ 240.00
108	Annual Tasking : 9	1	EA	\$ 120.00	\$ 120.00
<b>Utilities Wastewater Plant - Bldg F Total</b>					<b>\$ 1,560.00</b>
<b>Utilities Facility Maintenance - 1105 Clearmont St NE, Bldg G</b>					
109	Daily Tasking : 1 a-d, 11	12	MO	\$ 80.00	\$ 960.00
110	Weekly Tasking : 4 a-d	12	MO	\$ 15.00	\$ 180.00
111	Monthly Tasking : 5 a-d	12	MO	\$ 15.00	\$ 180.00
112	Quarterly Tasking : 6	4	EA	\$ 50.00	\$ 200.00
113	Semi Annual Tasking : 7	2	EA	\$ 100.00	\$ 200.00
114	Annual Tasking : 9	1	EA	\$ 100.00	\$ 100.00
<b>Utilities Facility Maintenance - Bldg G Total</b>					<b>\$ 1,820.00</b>
<b>Utilities Water Treatment Plant - 1105 Clearmont St NE, Bldg H</b>					
115	Daily Tasking : 1 a-c, 11	12	MO	\$ 110.00	\$ 1,320.00
116	Weekly Tasking : 4 a-c	12	MO	\$ 25.00	\$ 300.00
117	Monthly Tasking : 5 a -c	12	MO	\$ 25.00	\$ 300.00
118	Quarterly Tasking : 6	4	EA	\$ 50.00	\$ 200.00
119	Semi Annual Tasking : 7	2	EA	\$ 100.00	\$ 200.00
120	Annual Tasking : 9	1	EA	\$ 100.00	\$ 100.00
<b>Utilities Water Treatment Plant - Bldg H Total</b>					<b>\$ 2,420.00</b>
<b>Utilities RO Plant - 1105 Clearmont St NE, Bldg I</b>					
121	Daily Tasking : 1 a, 11	12	MO	\$ 25.00	\$ 300.00
122	Weekly Tasking : 4 a	12	MO	\$ 25.00	\$ 300.00
123	Monthly Tasking : 5 a	12	MO	\$ 50.00	\$ 600.00
124	Semi Annual Tasking : 8	2	EA	\$ 50.00	\$ 100.00
<b>Utilities RO Plant - Bldg I Total</b>					<b>\$ 1,300.00</b>
<b>Utilities Equipment Warehouse - 1105 Clearmont St NE, Bldg J</b>					
125	Daily Tasking : 1 a,b,d	12	MO	\$ 35.00	\$ 420.00
126	Weekly Tasking : 4 a,b,d	12	MO	\$ 25.00	\$ 300.00
127	Monthly Tasking : 5 a,b,d	12	MO	\$ 25.00	\$ 300.00
128	Quarterly Tasking : 6	4	EA	\$ 60.00	\$ 240.00
129	Semi Annual Tasking : 7	2	EA	\$ 50.00	\$ 100.00
130	Annual Tasking : 9	1	EA	\$ 60.00	\$ 60.00
<b>Utilities Equipment Warehouse - Bldg J Total</b>					<b>\$ 1,420.00</b>
<b>Utilities Water Reclamation Facility Lab - 1080 Clearmont St NE</b>					
131	Daily Tasking : 1 a,c	12	MO	\$ 80.00	\$ 960.00
132	Weekly Tasking : 4 a,c	12	MO	\$ 40.00	\$ 480.00
133	Monthly Tasking : 5 a,c	12	MO	\$ 40.00	\$ 480.00
134	Semi Annual Tasking : 8	2	EA	\$ 100.00	\$ 200.00
<b>Utilities Water Reclamation Facility Lab Total</b>					<b>\$ 2,120.00</b>



Custom Cleaning Management Services Corp d/b/a CCMS

ITEM #	DESCRIPTION	QTY	UOM	UNIT PRICE	EXTENDED PRICE
<b>Utilities SRWTP Administration - 250 Osmosis Dr SW, Bldg A</b>					
135	Daily Tasking : 1 a, c-d, 11	12	MO	\$ 600.00	\$ 7,200.00
136	Weekly Tasking : 4 a, c-d	12	MO	\$ 80.00	\$ 960.00
137	Monthly Tasking : 5 a, c-d	12	MO	\$ 75.00	\$ 900.00
138	Quarterly Tasking : 6	4	EA	\$ 450.00	\$ 1,800.00
139	Semi Annual Tasking : 7	2	EA	\$ 525.00	\$ 1,050.00
140	Annual Tasking : 9	1	EA	\$ 250.00	\$ 250.00
<b>Utilities SRWTP Administration - Bldg A Total</b>					<b>\$ 12,160.00</b>
<b>Utilities SRWTP Operations - 250 Osmosis Dr SW, Bldg B</b>					
141	Daily Tasking : 1 a-d	12	MO	\$ 180.00	\$ 2,160.00
142	Weekly Tasking : 4 a-d	12	MO	\$ 50.00	\$ 600.00
143	Monthly Tasking : 5 a-d	12	MO	\$ 50.00	\$ 600.00
144	Quarterly Tasking : 7	4	EA	\$ 160.00	\$ 640.00
145	Semi Annual Tasking : 8	2	EA	\$ 230.00	\$ 460.00
146	Annual Tasking : 9	1	EA	\$ 240.00	\$ 240.00
<b>Utilities SRWTP Operations - Bldg B Total</b>					<b>\$ 4,700.00</b>
<b>Utilities Customer Service (located in City Hall Annex, 1st Floor) - 120 Malabar Rd SE</b>					
147	Daily Tasking : 1 a & b, 11	12	MO	\$ 180.00	\$ 2,160.00
148	Weekly Tasking : 4 a & b	12	MO	\$ 30.00	\$ 360.00
149	Monthly Tasking : 5 a & b	12	MO	\$ 30.00	\$ 360.00
150	Quarterly Tasking : 6	4	EA	\$ 102.00	\$ 408.00
151	Semi Annual Tasking : 7	2	EA	\$ 150.00	\$ 300.00
152	Annual Tasking : 9	1	EA	\$ 216.00	\$ 216.00
<b>Utilities Customer Service (located in City Hall Annex) Total</b>					<b>\$ 3,804.00</b>
<b>UTILITIES TOTAL</b>					<b>\$ 40,990.67</b>
<b>Captain's House - 1300 Bianca Dr NE</b>					
153	Daily Tasking : 1 a,c,d, 2, 11	12	MO	\$ 140.00	\$ 1,680.00
154	Weekly Tasking : 4 a,c,d	12	MO	\$ 30.33	\$ 364.00
155	Monthly Tasking : 5 a, c, d	12	MO	\$ 23.33	\$ 280.00
156	Quarterly Tasking : 6	4	EA	\$ 120.00	\$ 480.00
157	Semi Annual Tasking : 7	2	EA	\$ 112.00	\$ 224.00
158	Annual Tasking : 9	1	EA	\$ 525.00	\$ 525.00
<b>Captain's House Total</b>					<b>\$ 3,553.00</b>
<b>Tony Rosa Community Center - 1502 Port Malabar Blvd NE</b>					
159	Daily Tasking : 1 a-d, 2, 11	12	MO	\$ 1,600.00	\$ 19,200.00
160	Weekly Tasking : 4 a-d, f	12	MO	\$ 350.00	\$ 4,200.00
161	Monthly Tasking : 5 a-d	12	MO	\$ 280.00	\$ 3,360.00
162	Quarterly Tasking : 6	4	EA	\$ 1,400.00	\$ 5,600.00
163	Semi Annual Tasking : 7	2	EA	\$ 1,200.00	\$ 2,400.00
164	Annual Tasking : 9	1	EA	\$ 1,500.00	\$ 1,500.00
<b>Tony Rosa Community Center Total</b>					<b>\$ 36,260.00</b>
<b>Palm Bay Aquatic Center - 420 Community College Pwky SE</b>					
165	Daily Tasking : 1 a-b, 2, 11	12	MO	\$ 126.95	\$ 1,523.40
166	Weekly Tasking : 4 a-b	12	MO	\$ 27.51	\$ 330.07
167	Monthly Tasking : 5 a-b	12	MO	\$ 21.16	\$ 253.90
168	Quarterly Tasking : 6	4	EA	\$ 107.91	\$ 431.63
169	Semi Annual Tasking : 7	2	EA	\$ 101.56	\$ 203.12
170	Annual Tasking : 9	1	EA	\$ 200.00	\$ 200.00
<b>Palm Bay Aquatic Center Total</b>					<b>\$ 2,942.12</b>

Custom Cleaning Management Services Corp d/b/a CCMS

ITEM #	DESCRIPTION	QTY	UOM	UNIT PRICE	EXTENDED PRICE
<b>Fred Poppe Regional Park - Ted Whitlock Community Center - 1951 Malabar Rd NW</b>					
171	Daily Tasking : 1 a-d, 2, 11	12	MO	\$ 1,600.00	\$ 19,200.00
172	Weekly Tasking : 4 a-d	12	MO	\$ 260.00	\$ 3,120.00
173	Monthly Tasking : 5 a-d	12	MO	\$ 260.00	\$ 3,120.00
174	Quarterly Tasking : 6	4	EA	\$ 1,100.00	\$ 4,400.00
175	Semi Annual Tasking : 7	2	EA	\$ 1,300.00	\$ 2,600.00
176	Annual Tasking : 9	1	EA	\$ 1,900.00	\$ 1,900.00
<b>Ted Whitlock Community Center Total</b>					<b>\$ 34,340.00</b>
<b>Fred Poppe Regional Park - Softball Complex - 1951 Malabar Rd NW</b>					
177	Daily Tasking : 1 a, 2	12	MO	\$ 54.00	\$ 648.00
178	Weekly Tasking : 4 a	12	MO	\$ 24.00	\$ 288.00
179	Monthly Tasking : 5 a	12	MO	\$ 25.00	\$ 300.00
180	Semi Annual Tasking : 8	2	EA	\$ 250.00	\$ 500.00
<b>Softball Complex Total</b>					<b>\$ 1,736.00</b>
<b>Fred Poppe Regional Park - Cricket Complex - 1951 Malabar Rd NW</b>					
181	Daily Tasking : 1 a, 2	12	MO	\$ 100.00	\$ 1,200.00
182	Weekly Tasking : 4 a	12	MO	\$ 25.00	\$ 300.00
183	Monthly Tasking : 5 a	12	MO	\$ 50.00	\$ 600.00
184	Semi Annual Tasking : 8	2	EA	\$ 200.00	\$ 400.00
<b>Cricket Complex Total</b>					<b>\$ 2,500.00</b>
<b>Fred Poppe Regional Park - Baseball Complex - 1951 Malabar Rd NW</b>					
185	Daily Tasking : 1 a, 2	12	MO	\$ 54.00	\$ 648.00
186	Weekly Tasking : 4 a	12	MO	\$ 11.70	\$ 140.40
187	Monthly Tasking: 5 a	12	MO	\$ 9.00	\$ 108.00
188	Semi Annual Tasking : 8	2	EA	\$ 180.00	\$ 360.00
<b>Baseball Complex Total</b>					<b>\$ 1,256.40</b>
<b>Fred Poppe Regional Park - Soccer Complex - 1951 Malabar Rd NW</b>					
189	Daily Tasking : 1 a, 2	12	MO	\$ 100.00	\$ 1,200.00
190	Weekly Tasking : 4 a	12	MO	\$ 21.67	\$ 260.00
191	Monthly Tasking: 5 a	12	MO	\$ 25.00	\$ 300.00
192	Semi Annual Tasking : 8	2	EA	\$ 250.00	\$ 500.00
<b>Baseball Complex Total</b>					<b>\$ 2,260.00</b>
<b>Fred Poppe Regional Park - Dog Park Complex - 1951 Malabar Rd NW</b>					
193	Daily Tasking : 1 a, 2	12	MO	\$ 34.20	\$ 410.40
194	Weekly Tasking : 4 a	12	MO	\$ 7.41	\$ 88.92
195	Monthly Tasking: 5 a	12	MO	\$ 5.70	\$ 68.40
196	Quarterly Tasking : 6	4	EA	\$ 50.00	\$ 200.00
197	Semi Annual Tasking : 8	2	EA	\$ 200.00	\$ 400.00
<b>Dog Park Complex Total</b>					<b>\$ 1,167.72</b>
<b>Fred Poppe Regional Park - Scout Complex - 1951 Malabar Rd NW</b>					
198	Daily Tasking : 1 a, 2	12	MO	\$ 100.00	\$ 1,200.00
199	Weekly Tasking : 4 a	12	MO	\$ 21.67	\$ 260.00
200	Monthly Tasking: 5 a	12	MO	\$ 16.67	\$ 200.00
201	Quarterly Tasking : 6	4	EA	\$ 85.00	\$ 340.00
202	Semi Annual Tasking : 8	2	EA	\$ 200.00	\$ 400.00
<b>Scout Complex Total</b>					<b>\$ 2,400.00</b>

Custom Cleaning Management Services Corp d/b/a CCMS

ITEM #	DESCRIPTION	QTY	UOM	UNIT PRICE	EXTENDED PRICE
<b>Fred Poppe Regional Park - Police Athletic League Complex - 1951 Malabar Rd NW</b>					
203	Daily Tasking : 1 a, 2	12	MO	\$ 34.20	\$ 410.40
204	Weekly Tasking : 4 a	12	MO	\$ 7.41	\$ 88.92
205	Monthly Tasking: 5 a	12	MO	\$ 5.70	\$ 68.40
206	Semi Annual Tasking : 8	2	EA	\$ 100.00	\$ 200.00
<b>Police Athletic League Complex Total</b>					<b>\$ 767.72</b>
<b>Fred Poppe Regional Park - Maintenance Break Room - 1951 Malabar Rd NW</b>					
207	Daily Tasking : 1 a, b, d	12	MO	\$ 120.00	\$ 1,440.00
208	Weekly Tasking : 4 a, b, d	12	MO	\$ 27.73	\$ 332.80
209	Monthly Tasking: 5 a, b, d	12	MO	\$ 21.33	\$ 256.00
210	Quarterly Tasking : 6	4	EA	\$ 108.80	\$ 435.20
211	Semi Annual Tasking : 8	2	EA	\$ 200.00	\$ 400.00
<b>Fred Poppe Regional Park Maintenance Break Room Total</b>					<b>\$ 2,864.00</b>
<b>Veterans' Memorial Park - 2201 Port Malabar Blvd NE</b>					
212	Daily Tasking : 1 a, 2	12	MO	\$ 100.00	\$ 1,200.00
213	Weekly Tasking : 4 a	12	MO	\$ 15.00	\$ 180.00
214	Monthly Tasking : 5 a	12	MO	\$ 15.00	\$ 180.00
215	Quarterly Tasking : 6	4	EA	\$ 51.00	\$ 204.00
216	Semi Annual Tasking : 8	2	EA	\$ 120.00	\$ 240.00
<b>Veterans' Memorial Park Total</b>					<b>\$ 2,004.00</b>
<b>Knecht Park - 1380 Glenham Dr NE</b>					
217	Daily Tasking : 1 a, 2	12	MO	\$ 84.15	\$ 1,009.80
218	Weekly Tasking : 4 a	12	MO	\$ 18.23	\$ 218.79
219	Monthly Tasking : 5 a	12	MO	\$ 14.03	\$ 168.30
220	Quarterly Tasking : 6	4	EA	\$ 71.53	\$ 286.11
221	Semi Annual Tasking : 8	2	EA	\$ 100.00	\$ 200.00
<b>Knecht Park Total</b>					<b>\$ 1,883.00</b>
<b>Fred Lee Park - 895 Emerson Dr NE</b>					
222	Daily Tasking : 1 a, 2	12	MO	\$ 50.00	\$ 600.00
223	Weekly Tasking : 4 a	12	MO	\$ 7.31	\$ 87.75
224	Monthly Tasking 5 a	12	MO	\$ 5.63	\$ 67.50
225	Quarterly Tasking : 6	4	EA	\$ 28.69	\$ 114.75
226	Semi Annual Tasking : 8	2	EA	\$ 100.00	\$ 200.00
<b>Fred Lee Park Total</b>					<b>\$ 1,070.00</b>
<b>Madden Park - 2860 Eldron Blvd SE</b>					
227	Daily Tasking : 1 a, 2	12	MO	\$ 25.00	\$ 300.00
228	Weekly Tasking : 4 a	12	MO	\$ 10.00	\$ 120.00
229	Monthly Tasking 5 a	12	MO	\$ 10.00	\$ 120.00
230	Quarterly Tasking : 6	4	EA	\$ 50.00	\$ 200.00
231	Semi Annual Tasking : 8	2	EA	\$ 70.00	\$ 140.00
<b>Madden Park Total</b>					<b>\$ 880.00</b>
<b>PARKS TOTAL</b>					<b>\$ 97,883.96</b>

Custom Cleaning Management Services Corp d/b/a CCMS

ITEM #	DESCRIPTION	QTY	UOM	UNIT PRICE	EXTENDED PRICE
<b>Fire Station 1 - 1201 Port Malabar Blvd NE</b>					
232	Semi Annual Tasking : 8	2	EA	\$ 950.00	\$ 1,900.00
<b>Fire Station 1 Total</b>					<b>\$ 1,900.00</b>
<b>Fire Station 2 - 150 Malabar Rd SE</b>					
233	Semi Annual Tasking : 8	2	EA	\$ 450.00	\$ 900.00
<b>Fire Station 2 Total</b>					<b>\$ 900.00</b>
<b>Fire Station 3 - 790 Jupiter Blvd NE</b>					
234	Semi Annual Tasking : 8	2	EA	\$ 600.00	\$ 1,200.00
<b>Fire Station 3 Total</b>					<b>\$ 1,200.00</b>
<b>Fire Station 4 - 1200 San Filippo Dr SE</b>					
235	Semi Annual Tasking : 8	2	EA	\$ 550.00	\$ 1,100.00
<b>Fire Station 4 Total</b>					<b>\$ 1,100.00</b>
<b>Fire Station 5 - 1525 Foundation Park Blvd SE</b>					
236	Semi Annual Tasking : 8	2	EA	\$ 550.00	\$ 1,100.00
<b>Fire Station 5 Total</b>					<b>\$ 1,100.00</b>
<b>FIRE STATIONS TOTAL</b>					<b>\$ 6,200.00</b>
<b>Building Department - 190 Malabar Rd, Suite 105</b>					
237	Daily Tasking : 1 a-d, 11	12	MO	\$ 600.00	\$ 7,200.00
238	Weekly Tasking : 4 a-d	12	MO	\$ 210.00	\$ 2,520.00
239	Monthly Tasking : 5 a-d	12	MO	\$ 235.00	\$ 2,820.00
240	Quarterly Tasking : 6	4	EA	\$ 450.00	\$ 1,800.00
241	Semi Annual Tasking : 7	2	EA	\$ 1,075.00	\$ 2,150.00
242	Annual Tasking : 9	1	EA	\$ 1,225.00	\$ 1,225.00
<b>BUILDING TOTAL</b>					<b>\$ 17,715.00</b>
<b>OTHER SERVICES</b>					
		<b>Estimated Total Qty</b>	<b>UOM</b>	<b>UNIT PRICE</b>	<b>EXTENDED PRICE</b>
243	Biohazard Clean-up	12	HR	\$ 55.00	\$ 660.00
244	Additional Cleaning Hourly Rate	50	HR	\$ 32.00	\$ 1,600.00
245	Additional Clean Materials % Mark Up	\$600.00	%	10.00%	\$ 660.00
246	Equipment Rental Costs % Mark Up	\$1,200.00	%	10.00%	\$ 1,320.00
247	Additional Carpet Cleaning Up to 200 S.F.	3	Each	\$ 265.00	\$ 795.00
248	Additional Carpet Cleaning over 200 S.F.	500	SF	\$ 0.58	\$ 290.00
<b>OTHER SERVICES TOTAL</b>					<b>\$ 5,325.00</b>
<b>TOTAL - FACILITIES</b>					
					\$ 138,285.96
<b>TOTAL - UTILITIES</b>					
					\$ 40,990.67
<b>TOTAL - PARKS</b>					
					\$ 97,883.96
<b>TOTAL - FIRE STATIONS</b>					
					\$ 6,200.00
<b>TOTAL - BUILDING</b>					
					\$ 17,715.00
<b>TOTAL - OTHER SERVICES</b>					
					\$ 5,325.00
<b>PROPOSAL GRAND TOTAL</b>					<b>\$ 306,400.59</b>

**RFP 28-0-2024/SVM**  
**Janitorial Services**  
**Cost Calculations**

**Budget: \$286,229**

<b>COMPANY NAME</b>	<b>PROPOSAL COST</b>	<b>LOWEST COST PROPOSED</b>	<b>% OF LOW</b>	<b>MULTIPLIER</b>	<b>TOTAL POINTS ASSIGNED</b>
AAA Facility Solutions, LLC	\$ 1,365,846.40	\$ 284,964.00	20.9%	40	8.35
American Facility Services, Inc.	\$ 328,416.24	\$ 284,964.00	86.8%	40	34.71
American Janitorial, Inc.	\$ 533,891.41	\$ 284,964.00	53.4%	40	21.35
Clean Space Inc	\$ 482,527.45	\$ 284,964.00	59.1%	40	23.62
Custom Cleaning and Management Services Corp d/b/a CCMS	\$ 306,400.59	\$ 284,964.00	93.0%	40	37.20
Owens, Renz & Lee Co, Inc d/b/a Owens Realty Services	\$ 696,814.26	\$ 284,964.00	40.9%	40	16.36
Padegenis Cleaning Inc	\$ 618,767.16	\$ 284,964.00	46.1%	40	18.42
Paradise Janitorial Services of Brevard, LLC	\$ 305,645.00	\$ 284,964.00	93.2%	40	37.29
Star Building Services, Inc.	\$ 422,077.00	\$ 284,964.00	67.5%	40	27.01
Synergy Staffing USA LLC	\$ 284,964.00	\$ 284,964.00	100.0%	40	40.00
United Maintenance Company, Inc.	\$ 482,627.49	\$ 284,964.00	59.0%	40	23.62
W&G Maintenance Corp	\$ 412,282.00	\$ 284,964.00	69.1%	40	27.65



## PROPOSAL TABULATION SHEET: AWARD RECOMMENDATION

28-0-2024  
Janitorial Services

Posting Date: July 3, 2024  
Selda Vasquez-McMahan, Procurement Agent 1

Contractor	Base Bid Total
AAA Facility Solutions, LLC	\$1,393,938.40
American Facility Services, Inc	\$328,416.24
American Janitorial, Inc	\$533,891.41
Clean Space Inc	\$482,527.45
Custom Cleaning and Management Services Corp d/b/a CCMS	\$306,400.59
Owens, Renz & Lee Co, Inc	\$696,814.26
Padegenis Cleaning Inc	\$618,767.16
Paradise Janitorial Services of Brevard, LLC	\$303,165.00
Star Building Services, Inc	\$422,077.00
Synergy Staffing USA LLC	\$284,964.00
United Maintenance Company, Inc	\$482,627.49
W&G Maintenance Corp	\$412,282.00
Ayopa Inc	NO BID

### NOTICE OF CONSIDERATION TO AWARD

The City of Palm Bay, Florida during the Regular Council Meeting on July 11, 2024, at 6:00 P.M., located at City Hall Council Chambers will consider awarding the following:

**Custom Cleaning and Management Services Corp d/b/a CCMS - \$306,400.59**

Disclaimer:

- ❖ The above abstract of the bid amounts of the received Proposals are made available for information only.
- ❖ The City of Palm Bay has a pending review of the Qualifications of Bidders and the received bid documentation, prior to making a determination of the lowest, responsive responsible Bidder.
- ❖ The City of Palm Bay shall have no liability to any successful bidder unless and until the City executes a contract with such bidder.

Procurement Department