

**INDIAN RIVER COUNTY  
OFFICE OF MANAGEMENT AND BUDGET  
PURCHASING DIVISION**

**DATE:** February 10, 2025

**TO:** BOARD OF COUNTY COMMISSIONERS

**THROUGH:** John A. Titkanich, Jr., County Administrator  
Kristin Daniels, Director, Office of Management and Budget  
Jennifer Hyde, Purchasing Manager

**FROM:** Shelby Ball, Purchasing Specialist

**SUBJECT:** Award of Bid 2025016 – Custodial Services for County Administration Complex

**BACKGROUND:**

On behalf of Building & Facilities Services, bids were solicited for Custodial Services for the County Administration Complex. The current agreement with Pritchard Industries is due to expire on February 27, 2025. The term of the new award is one year, with two one-year renewals available, subject to vendor acceptance, satisfactory performance, and staff’s determination that renewal would be in the best interest of the County.

**BID RESULTS:**

Advertising Date: December 3, 2024  
 Bid Opening Date: January 3, 2025  
 Solicitation Broadcast to: 1537 Subscribers  
 Bid Documents Requested by: 44 Firms  
 Replies: 17 Firms

Bids for the responsive firms were provided to the department for review.

Bidder’s Name	Location	Admin Bldgs. A & B Annual Cost	Health Department Annual Cost	Total Annual Cost
ABM Industries	West Palm Beach	DQ	DQ	DQ
American Facility Services, Inc.	Alpharetta, GA	\$144,000.00	\$36,000.00	\$180,000.00
Bocicot Cleaning Services, LLC	Port St. Lucie	\$113,400.00	\$27,600.00	\$141,000.00
<b>CER Signature Cleaning, LLC</b>	<b>Vero Beach</b>	<b>\$65,700.00</b>	<b>\$55,860.00</b>	<b>\$121,560.00</b>
Clean Space, Inc.	Coral Springs	\$185,370.00	\$58,872.96	\$244,242.96
EcoBrite Services Janitorial and Floor Care	Lehi, UT	\$167,404.68	\$52,900.20	\$220,304.88
GFC General Facility Care, LLC	Tampa	\$228,618.84	\$71,369.16	\$299,988.00

Bidder's Name	Location	Admin Bldgs. A & B Annual Cost	Health Department Annual Cost	Total Annual Cost
Grosvenor Building Services	Orlando	\$235,884.00	\$103,200.00	\$339,084.00
J Oliva Enterprises, LLC	Somerville, NJ	\$119,730.48	\$29,563.08	\$149,293.56
Kleen Tech Services Corporation	Denver, CO	DQ	DQ	DQ
LN Pro Services, LLC	Valley Stream, NY	\$109,560.00	\$25,800.00	\$135,360.00
Milclean USA	Orlando	DQ	DQ	DQ
Pritchard Industries	Fort Lauderdale	\$144,993.24	\$50,800.56	\$195,793.80
SC SI, Southern Cleaning Service, Inc.	Jacksonville	\$106,274.40	\$26,568.60	\$132,843.00
Slate	New York, NY	\$150,780.00	\$33,180.00	\$183,960.00
Technologies Link Business and Services Corporation	Katy, TX	\$112,933.08	\$27,884.64	\$140,817.72
W&G Maintenance Corp	Palm Bay	DQ	DQ	DQ

**ANALYSIS:**

ABM Industries was disqualified for not providing an executed Bid Compliance Form. Kleen Tech, Milclean USA, and W&G Maintenance were disqualified for not providing the requested per square foot rates. Staff is recommending award to CER Signature Cleaning, as the overall lowest, responsive, and responsible bidder. The new annual cost represents a 13% decrease from the previous contract, awarded in 2022.

**FUNDING:**

Funding in the amount of \$121,560 is available in the General Fund/Facilities Management/ Janitorial Services account, 00122019-033410.

Account Number	Account Description	Amount
00122019-033410	General Fund/Facilities Management/ Janitorial Services	\$121,560

**RECOMMENDATION:**

Staff recommends the Board award bid 2025016 to CER Signature Cleaning, LLC, approve the sample agreement, and authorize the Chairman to execute it after review and approval by the County Attorney as to form and legal sufficiency and after the required certificates of insurance and Fidelity Bond have been received and approved by the Risk Manager. Staff also recommends the Board authorize the Purchasing Manager to renew this bid at the same rates for two (2) additional one (1) year periods subject to satisfactory performance, vendor acceptance, and the determination that renewal of this annual bid is in the best interest of the County.

**ATTACHMENT:**

Sample Agreement