



OFFICE OF ECONOMIC AND SMALL BUSINESS DEVELOPMENT

Governmental Center Annex

115 S. Andrews Avenue, Room A680 • Fort Lauderdale, Florida 33301 • 954-357-6400

MEMORANDUM

DATE: July 30, 2025

TO: Mary Moss, Purchasing Assistant Manager
Purchasing Division

THRU: Maribel Feliciano, Assistant Director
Office of Economic and Small Business Development

MARIBEL FELICIANO
Digitally signed by
MARIBEL FELICIANO
Date: 2025.07.31 17:28:32
-04'00'

FROM: Donna-Ann Knapp, Small Business Development Manager
Office of Economic and Small Business Development

DONNA-ANN KNAPP
Digitally signed by
DONNA-ANN KNAPP
Date: 2025.07.31 16:19:18
-04'00'

**RE: County Business Enterprise (CBE) Evaluation
RFP No. BLD2128700P1- Janitorial Services for Terminal 1-4, AOCC,
RCC at FLL (Group 2)**

This memorandum supersedes the previous memorandum dated July 23, 2025.

The Office of Economic and Small Business Development (OESBD) has conducted a review of the respondents' compliance with the CBE program requirements for the above-referenced solicitation. Submittals were received and reviewed. An overview is provided as follows:

This solicitation is a Reserve Opportunity for County Business Enterprise (CBE) firms.

The following CBE- certified firms met the CBE Reserve Requirements of the solicitation:

<u>Firm</u>	<u>Category</u>	<u>Percentage</u>
Dammel Cleaning Enterprise, Inc. dba Palm Beach & Broward Building Maintenance (prime)	CBE	100%
JRB Services Of SFL, LLC (prime)	CBE	100%
McKenzie's Cleaning, Inc. (prime)	CBE	100%
M&M Global Multi Services, Inc.(prime)	CBE	100%
U-4 Global Enterprise, Inc. (prime)	CBE	100%

Pursuant to Section 1-81.3(f) of the Broward County Business Opportunity Act (the Act) as amended, when a CBE reserve is established in connection with a County solicitation, CBEs and non-CBEs may respond to the solicitation. If a CBE with capacity to perform the work submits a responsive and responsible bid or proposal, the work will be awarded to the CBE that submits the lowest responsive and responsible bid or the highest-ranked responsive and responsible proposal. If no CBE firm with capacity to perform the work submits a responsive and responsible bid, a non-CBE with the lowest responsive responsible bid or the highest- ranked responsive and responsible proposal, as applicable may be awarded the contract with at least a twenty-five percent (25%) CBE goal (unless the CBE goal is waived or otherwise modified by Board action), or the county may reject all bids and responses submitted.

The following non-CBE-certified Firms submitted Letters of Intent (LOIs) with at least 25% CBE participation commitment and met the CBE Reserve Requirements of the solicitation:

<u>Firm</u>	<u>Category</u>	<u>Percentage</u>
Chi-Ada Corporation (prime) Ameri-Plus Janitorial & Maintenance, LLC	CBE	25%
GDI Services, Inc. (prime) Ann's Janitorial Services, Inc.	CBE	93%
Harvard Maintenance, Inc.(prime) Ameri-Plus Janitorial & Maintenance, LLC	CBE	25%
L&B Janitorial Services, Inc. (prime) Ameri-Plus Janitorial & Maintenance, LLC	CBE	25%
LGC Global Energy, FM, LLC (prime) Ann's Janitorial Services, Inc. NAPM Enterprises, Inc.	CBE CBE	12% <u>13%</u>
		Total: 25%
LN Pro Services, LLC (prime) JRB Services Of SFL, LLC	CBE	25%
National Aviation Services, LLC dba The Facilities Group (TFG) Aviation (prime) Always on Time Cleaning Service, LLC	CBE	25%

The following non-CBE-certified Firms submitted Letters of Intent (LOIs) with at least 25% CBE participation commitment and met the CBE Reserve Requirements of the solicitation (cont.):

<u>Firm</u>	<u>Category</u>	<u>Percentage</u>
SFM Janitorial Services, LLC (prime) Amer-Plus Janitorial & Maintenance, LLC	CBE	25%
Southeast Airport Services, Inc. (prime) NAPM Enterprises, Inc.	CBE	25%
Sunshine Cleaning Systems, LLC. dba Pritchard Industries, Inc (prime) Dammel Cleaning Enterprises, Inc.	CBE	30%

The following non-CBE certified firms did not submit LOIs with at least 25% CBE participation and did not meet the CBE Reserve Requirements of the solicitation:

<u>Firm</u>	<u>Category</u>	<u>Percentage</u>
1 Lee Support Services, Inc. (prime)	Non-CBE	0%

Compliance Comments for CBE Reserve Requirement:

All CBE certified firms, submitted Letters of Intent (LOI) with their respective submittals reflecting that they would each perform 100% of the required services, and are in compliance with the CBE Reserve requirements of the solicitation.

Compliance Comments for at Least 25% Goal Requirement (for non-CBE Respondents):

The following non-CBE firms submitted Letters of Intent (LOIs) reflecting at least 25% CBE participation with their response packages: Chi-Ada Corporation; GDI Services, Inc.; Harvard Maintenance, Inc.; L&B Janitorial Services, Inc., LGC Global Energy, FM, LLC; SFM Janitorial Services, LLC; Southeast Airport Services, Inc. and Sunshine Cleaning Systems, LLC dba Pritchard Industries, Inc. Therefore, all of the aforementioned firms are in compliance with the CBE Reserve requirements of the solicitation.

LN Pro Services, LLC and National Aviation Services dba The Facilities Group (TFG) Aviation submitted incomplete LOIs with their response packages. These firms were given three (3) business days to provide LOI forms, executed with CBE firms that meet at least 25% CBE participation and/or provide documentation of their good faith efforts within the required timeframe. These non-CBE firms responded within the required timeframe, and each provided executed LOIs with CBE firms that at least meet 25% CBE participation. Therefore, LN Pro Services, LLC and National Aviation Services dba The Facilities Group (TFG) Aviation are in compliance with the CBE Reserve requirements of the solicitation.

Compliance Comments for 25% Goal Requirement (cont.):

1 Lee Support Services, Inc., a non-CBE certified firm, submitted a Letter of Intent (LOI) indicating they would self-perform 100% CBE participation. The firm was given three (3) business days to submit LOIs, executed with CBE firms reflecting at least 25% CBE participation or provide documentation of their good faith efforts to meet the 25% goal. The firm did not provide any additional information within the requested time frame. Therefore, 1 Lee Support Services, Inc. is not in compliance with the CBE reserve requirements of the solicitation.”

Pursuant to Section 1-81.3(f) of the Broward County Business Opportunity Act (the “Act”) on solicitations Involving reserves, “When a CBE reserve is established in connection with a County solicitation, CBEs and nonCBEs may respond to the solicitation. If a CBE with capacity to perform the work submits a responsive and responsible Bid or Proposal, the work will be awarded to the CBE that submits the lowest responsive and responsible Bid, or the highest- ranked responsive and responsible Proposal, subject to the conditions stated below (and consistent with all applicable terms and conditions of the County's Procurement Code and subject to entering into an agreement acceptable to the County).

The CBE with the lowest responsive and responsible Bid, or with the highest-ranked responsive and responsible proposal, as compared to all other CBEs (the “CBE Presumptive awardee”), shall be awarded the contract if the CBE Presumptive Awardee meets the following requirements, as applicable.

(1) Monetary Differential: The total Bid or Proposal amount of the CBE Presumptive Awardee: (a)(i) does not exceed Three Million Dollars (\$3,000,000) and (ii) does not exceed the total amount of the lowest responsive and responsible Bid, or the total amount of the highest-ranked responsive and responsible Proposal, as applicable, from a nonCBE by more than ten percent (10%); or (b)(i) exceeds Three Million Dollars (\$3,000,000) and (ii) does not exceed the total amount of the lowest responsive and responsible Bid, or the total amount of the highest-ranked responsive and responsible Proposal, as applicable, from a nonCBE by more than five percent (5%); and

(2) Points Differential: For competitive solicitations in which the Proposals are assigned point totals, after deducting the points awarded for price from the total points awarded to each applicable Proposal, the total points assigned to the CBE Presumptive Awardee: (a) for Proposals that do not exceed Three Million Dollars (\$3,000,000), are not more than ten percent (10%) less than the total points assigned to the highest-ranked responsive and responsible nonCBE; or (b) for Proposals that exceed Three Million Dollars (\$3,000,000), are not more than five percent (5%) less than the total points assigned to the highest-ranked responsive and responsible nonCBE.

If the CBE Presumptive Awardee does not meet the above requirements, as applicable, then the CBE with the next lowest responsive and responsible Bid, or the next highest-ranked responsive and responsible Proposal, as compared to all other CBEs, will be deemed the CBE Presumptive Awardee, and awarded the contract if the CBE Presumptive Awardee meets the above requirements, as applicable.

Compliance Comments for 25% Goal Requirement (cont.):

If no CBE Presumptive Awardee meets the above requirements, as applicable, the award shall be made to the nonCBE that submits the lowest responsive and responsible Bid, or the highest-ranked responsive and responsible Proposal, provided the Director of Purchasing determines the total amount of the Bid or Proposal is fair and reasonable, unless (a) the Director of OESBD issues a written determination that resolicitation with modified specifications is likely to result in one or more Bids or Proposals from CBEs that would be eligible to receive the contract award; and (b) the Director of Purchasing issues a written determination that the delay occasioned by resolicitation would not materially harm the County's interests.

If a nonCBE is awarded the contract because no CBE with capacity to perform the work submits a responsive and responsible Bid or Proposal, or because no CBE meets the applicable requirements stated above, any contract awarded to a nonCBE must include at least a twenty-five percent (25%) CBE goal (unless the CBE goal is waived or otherwise modified by Board action).

CBE Compliance History:

The following is a report of the respondents' CBE compliance history for active and completed projects within the last five (5) years of the RFP opening date of May 16th, 2025. OESBD cannot report on the CBE Compliance history of active projects for 1 Lee Support Services, Inc.; GDI Services, Inc.; Harvard Maintenance, Inc.; LGC Global Energy, FM, LLC; LN Pros Services, LLC; M&M Global Multi Services, Inc.; National Aviation Services dba The Facilities Group (TFG) Aviation; SBM Management Services, LP; Southeast Airport Services, Inc. and U-4 Global Enterprises, Inc. due to no active projects exist within the last five (5) years of the RFP's opening date for these firms.

Chi-Ada Corporation has the following active projects with CBE goals:

Project Name	Project Number	Amount Paid to CBE Firms
Janitorial Services- Broward County Libraries	RFP No. BLD2121632P1-1	\$836,085.53

Dammel Cleaning has the following active project with CBE goals:

Project Name	Project Number	Amount Paid to CBE Firms
Janitorial Services- Broward County Libraries	RFP No. BLD2121632P1-3	\$1,803,896.95

JRB Services of SFL, LLC has the following active project with CBE goals:

Project Name	Project Number	Amount Paid to CBE Firms
Window Cleaning Services- Aviation	RFP No. BLD2126294B1_1	\$569,054.75

McKenzie's Cleaning, Inc. has the following active project with CBE goals:

Project Name	Project Number	Amount Paid to CBE Firms
Janitorial Services for Large Facilities- Group 4	2121632P1_5	\$1,583,034.28

Sunshine Cleaning Systems, LLC has the following active projects with CBE goals:

Project Name	Project Number	Amount Paid to CBE Firms
Janitorial Services at FLL (Group1- Rental Car Center)	RFP No. BLD2117566P1	\$ 2,729,826.32
Janitorial Services at FLL (Group 2- Terminals 1,2,3 and 4	RFP No. BLD2117566P1	\$23,392,014.65
Janitorial Services for Various Broward County Facilities	BLD2124561P1_4	\$ 338,832.26
Janitorial Services for Various County Facilities	2121632P1-1	\$ 1,649,456.09
Janitorial Services for Various County Facilities	2121632P1-4	\$ 732,119.87
Janitorial Services for Various County Facilities	2121632P1-12	\$ 1,092,299.38

Source: ALTS and MURs

Total: \$29,934,548.57

CBE Compliance History (cont.)

In terms of completed project history, OESBD cannot report for 1 Lee Support Services; McKenzie's Cleaning, Inc.; M&M Global Multi Services, Inc.; U-4 Global Enterprises, Inc.; GDI Services, Inc.; Harvard Maintenance; LGC Global Energy, FM, LLC; LN Pros Services, LLC; National Aviation Services; SPM Janitorial and Southeast Airport Services due to no projects being identified, within the last five (5) years of the RFP's opening date, for these firms.

Chi-Ada Corporation has completed the following project with CBE goals:

Project Name	Project Number	Amount Paid to CBE Firms
Janitorial Services for Various Large Facilities	R1214808P4	\$2,558,387.29

Dammel Cleaning has the following completed project with CBE goals:

Project Name	Project Number	Amount Paid to CBE Firms
Janitorial Services- Aviation	RFP No. BLD2120718B1_2	\$952,981.08

JRB Services of SFL have the following completed projects with CBE goals:

Project Name	Project Number	Amount Paid to CBE Firms
Window Cleaning Services- Aviation	RFP No. BLD2119529B1_1	\$ 617,837.00

L and B Janitorial Services have the following completed projects with CBE goals:

Project Name	Project Number	Amount Paid to CBE Firms
Janitorial Services for Large Facilities For Groups 1 and 2	R1214808P1	\$ 8,733,895.44
Janitorial Services for Large Facilities	R2112705P1_3	\$ 712,799.41

Total: \$ 9,446,694.85

McKenzie's Cleaning has the following completed project with CBE goals:

Project Name	Project Number	Amount Paid to CBE Firms
Janitorial Services for Large Facilities (Group 4)	BLD2121632P1_5	\$1,912,617.88

Sunshine Cleaning Systems, LLC has the following completed projects with CBE goals:

Project Name	Project Number	Amount Paid to CBE Firms
Janitorial Services at BCAD & RCC	R1073611P1	\$ 314,805.27
Janitorial Services for Various Large Facilities	R2112705P1 (Contract 1)	\$ 968,267.30
Janitorial Services for Various Large Facilities	R2112705P1 (Contract 2)	\$ 545,222.77

Source: ALTS and MURs Total: \$1,828,295.34

Performance of Affiliated Entities:

The following is a report of the respondents' declared affiliated entities in meeting small business participation commitments on CBE Projects completed with the last five (5) years of the RFP's opening date. The information is compiled from various sources including Contracts Central and OESBD's Activity Log Tracking Systems (ALTS).

No affiliated entities of principals (s) were declared by the following vendors:

- 1 Lee Support Services, Inc.
- Chi-Ada Corporation
- Dammel Cleaning Enterprise, Inc. dba Palm Beach & Broward Building Maintenance
- GDI Services, Inc.
- Harvard Maintenance, Inc.
- JRB Services of SFL, LLC
- L & B Janitorial Services, Inc.
- LGC Global Energy FM, LLC
- LN Pro Services, LLC

Affiliated Entities (cont.):

- **M&M Global Multi Services, Inc.**
- **McKenzie's Cleaning, Inc.**
- **National Aviation Services, LLC dba The Facilities Group (TFG) Aviation**
- **SFM Janitorial Services, LLC**
- **Southeast Airport Services, Inc.**
- **Sunshine Cleaning Systems, LLC dba Pritchard Industries, Inc.**
- **U-4 Global Enterprise, Inc.**

Consequently, no active or completed projects with CBE requirements within the last 5 years can be reported on affiliated entities. If you have any concerns regarding available subcontracting opportunities, please contact our office at (954) 357-6400.

cc: Sandy-Michael McDonald, Director, OESBD
Lisette Forrest, Contract/ Grant Administrator Senior, BCAD
Yulanda Brady, Small Business Development Specialist, BCAD/OESBD
James Vose, Jr., Small Business Development Specialist, BCAD/OESBD