



## PROPOSAL REPORT COVER PAGE



Mathew Lamore  
**GRS MANAGEMENT ASSOCIATES, INC.**

**RFP#:** 987946

**RFP Title:** Janitorial Service, service restroom  
Supplies

SUBURBAN\_PINES\_HOMEOWNERS\_ASSOCIATION

## ABOUT THIS REPORT

Please review the following Proposal Report in its entirety. Once reviewed, please log into your free, online manager account and report your community's position on the matter within 15 days of close. Reporting the status or outcome of an RFP will instantly give all vendors, who worked diligently in providing a free estimate, the proper notification of where they stand.

### PROMOTING FAIRNESS

These quotes have just gone through a digitized version of a **sealed bidding** process. This means that all vendors have submitted their quotes without any outside parties being able to view, share, or modify any proposals ahead of the bidding close date. The prices and information that are received in the **Proposal Report**, produced at the close of the bidding process, are guaranteed to be the original, unedited quote from every contractor. This process conforms to the strictest sealed bidding laws in the nation.

### CLEANING UP THE MESS

This proposal report utilizes a patent-pending process to **centralize** all related bids for a more **consistent** format. The end result is less paperwork to manage and less time spent on making an informed decision.

### PROTECTING THE COMMUNITY

Each and every vendor who submitted a quote for this RFP has met, or exceeded your predetermined **minimum requirements** for liability insurance, worker's compensation, & licensing. Supporting documents (insurance policies, licenses, etc.) are provided in the proposal packet as part of this sealed bidding process. In addition, every vendor within this report has an "**apple rating**" that is based on the quality of their work and customer service with other communities. This should reduce the likelihood of hiring a "fly by night" contractor that may leave a project unfinished, completed poorly, and/or without warranty.

### UNDERSTANDING A VENDOR'S PRICE

Vendor pricing can vary greatly, even when compared "**apples-to-apples**." Some of the many reasons for varying quotes include acquisition fees, insurances, employee benefits, sales commissions, warranties, capital equipment, quality of workforce and materials, experience of estimators, and profit margin. By having multiple bids through a competitive, sealed bidding process, you have a better chance of a lower cost.

### STAYING ORGANIZED

Any information received through this software system will be saved for future reference and use. This includes pictures, proposals, scopes of work, and any other documents related to a proposal request. All can be retrieved by simply logging into your free online manager account.

**PROPOSAL REPORT FOR:**  
SUBURBAN PINES HOMEOWNERS ASSOCIATION  
4576 SUBURBAN PINES DRIVE  
LAKE WORTH, FL 33463

**Summary Details For RFP No.987946:**

Reference Name: Janitorial Service, service restroom Supplies  
Industry Solicited: Janitorial Service  
RFP Close Date & Time: 12-14-2012 10:00  
Location where work is to be performed: Club House  
Pool  
Projected Contract Term: Annual

**Proposal Overview Details:**

Proposals Submitted: **2**  
Alt.Proposals Submitted: **0**  
High Bid: **\$2,400.00**  
Low Bid: **\$2,400.00**  
Average Bid: **\$2,400.00**

VENDOR 1	VENDOR 2
	
CRYSTAL BUILDING MAINTENANCE	LMH's Commercial Cleaning Group, Inc.
Vendor Apple Rating: 	Vendor Apple Rating: 
BOX18023, WEST PALM BEACH, Florida 33416	7026 Carissa Cir, West Palm Beach, Florida 33406
In-House Vendor? <b>No</b>	In-House Vendor? <b>No</b>
Company Phone: (561) 684-5652	Company Phone: (561) 373-9653
Extension: 0	Extension: 0
Alt.Phone: () -	Alt.Phone: (561) 745-1492
Alt.Extension: 0	Alt.Extension: 0
Year Business Established: 1993	Year Business Established: 2000
Contact: DON BESMAN	Contact: Thomas Waidelich
OFFICECLEANUP@AOL.COM	twlmh@aol.com
Mobile Phone: (561) 312-3042	Mobile Phone: (561) 373-9653
<b>TOTAL AMOUNT PROPOSED</b>	<b>TOTAL AMOUNT PROPOSED</b>
<b>\$2,400.00*</b>	<b>\$0.00</b>
Alternate Proposal Provided?	Alternate Proposal Provided?
<b>No</b>	<b>No</b>
<b>Alt.Price: N/A</b>	<b>Alt.Price: N/A</b>

\*Designates exception for 1 or more line items. Please see vendor notes for details.

**LINE ITEM #1:** Janitorial Service, service restroom Supplies.

## Maintenance/Ongoing Service

cleaning of two small restrooms consisting of one urinal, two toilet stalls and two sinks on a weekly basis. Rinse or blow down the pool deck outside the clubhouse once weekly. Clean the sliding glass doors and windows once monthly and vacuum the clubhouse meeting room once a month.

IMPORTANT: Must supply hand soap, paper towels and toilet tissue as well as all cleaners and supplies.

**Attachment for Line Item 1:None****VENDOR 1:****LINE ITEM PRICE: \$ 2,400.00****NOTES:**PLEASE SEE ATTACHED PROPOSAL FOR FULL DETAILS AND ADDITIONAL INFORMATION.

Please understand that the quote enclosed is based on cleaning your facility exactly according to the specifications enclosed. Our price can be modified up or down, by increasing or reducing some of the daily cleaning functions, or by adjusting some of the cleaning frequencies.

We must caution that, while proposals made by others, on the basis of square footage, may result in low bids, they do not take into account the specifications you are seeking. Our proposal, based on a time study analysis, will realistically deliver the service you are looking for. Other companies often fail to perform because the man hours they devote to the job are significantly lower than those required to meet the specifications agreed upon. Our many years of experience and quality references attest to our ability and willingness to perform as represented.

If performance and high standards is what you are looking for, we trust you will award the janitorial service contract to Crystal Building Maintenance.

Thank you for accepting this proposal regarding the performance of certain cleaning and maintenance services to be utilized on a One time per week basis.

Below is a general summary of work to be performed:

**POOL AREA:**

Remove all trash. Hose pool deck,

Vacuum clubhouse, monthly Arrange pool furniture,

**POOL RESTROOMS :**

Complete sanitizing of all fixtures, basins, bowls, urinals, brightwork, mirrors, walls and floors.

Remove trash / reline cans. Refill paper and soap dispensers.

Report irregularities. Secure premises

Customer Use Supplies;

Customer will provide all toilet tissue, paper towels, hand soap and trash liners.

Manning (average)

Quality control inspector checks job and meets with customer as needed.

Areas manager checks the job and meets with job supervisor throughout the month

Floor Maintenance Crew to perform Additional Services as requested.

1 Day Porter - 1.5 hours per visit

One Times Per Week Service - Two Hundred (\$200.00) Dollars Per Month

**EXCEPTION(S):** Customer will provide all toilet tissue, paper towels, hand soap and trash liners.

Additional Services (extra charge) - as requested by customer

Special Projects - \$12.50 per Man Hour

**ATTACHMENT(S):** [suburbanpinesggsmanagement.pdf](#)

**VENDOR 2:****LINE ITEM PRICE: \$ 0.00**

**NOTES:**Our appologies for no proposal: This is not a sufficiently large job to provide competitive pricing due to the distance from our facility.

**SPECIAL REQUIREMENTS -- Vendors meet the following requirements:**

**VENDOR 1:**

**GENERAL NOTES:**

See additional information in attached proposal.

**GENERAL EXCEPTION(S):**

None

**VENDOR 2:**

**GENERAL NOTES:**

NONE

**GENERAL EXCEPTION(S):**

None

**Licensed**

Occupational

**Insured**

General Liability

Minimum Liability Insurance Amount Required:\$

**VENDOR 1:**

Occupational License: [If\\_Awarded\\_and\\_if\\_Required\\_by\\_Jurisdiction.pdf](#)

General Liability Insurance: [CAM\\_Coi\\_Exp3-13.pdf](#)

Workers Comp Insurance: [CAM\\_Coi\\_Exp3-13.pdf](#)

W-9: [GL1\\_and\\_W-9\\_DonMar.pdf](#)

WARRANTY-INFO: No Files

Warranty: N/A

**VENDOR 2:**

Occupational License: [If\\_Awarded\\_and\\_if\\_Required\\_by\\_Jurisdiction.pdf](#)

General Liability Insurance: [LMH\\_GL\\_Exp3-12-13.pdf](#)

Workers Comp Insurance: [LMH\\_WC.pdf](#)

W-9: [W-9\\_LMH\\_Cleaning.pdf](#)

WARRANTY-INFO: No Files

Warranty: No text entered. If no attachment is provided, please contact vendor.