



**COMMENT AND REVIEW
to the
REQUEST FOR PROPOSAL (RFP) #031125
Entitled**

Facilities Maintenance Services

The following advertisement was placed January 21, 2025, in and on the Sourcewell website: www.sourcewell-mn.gov, Sourcewell Procurement Portal <https://proportal.sourcewell-mn.gov>, Biddingo, Merx, PublicPurchase.com, and The New York State Contract Reporter www.nyscr.ny.gov, January 22, 2025, in South Carolina's *The State*, the *Deseret News*, *The Salt Lake Tribune* and Oregon's *Daily Journal of Commerce*, January 21, 2025 and January 28, 2025 in *The Oklahoman* and in *USA Today*:

Sourcewell, a State of Minnesota local government unit and service cooperative, is requesting proposals for Facilities Maintenance Services to result in a procurement solution for use by its Participating Entities. Sourcewell Participating Entities include thousands of governmental, higher education, K-12 education, nonprofit, tribal government, and other public agencies located in the United States and Canada. A full copy of the Request for Proposals can be found on the Sourcewell Procurement Portal [https://proportal.sourcewell-mn.gov]. Only proposals submitted through the Sourcewell Procurement Portal will be considered. Proposals are due no later than March 11, 2025, at 4:30 p.m. Central Time, and late proposals will not be considered.

The solicitation process was conducted through the Sourcewell Procurement Portal. The following parties expressed interest in the solicitation by registering for this opportunity within the portal:

1000012293 Ontario, Inc. o/a TDC Contracting	Jones Lang LaSalle
102125171 Saskatchewan Ltd	Jones Lang LaSalle Americas, Inc.
1086527 BC LTD	Joshua McKeown
12974631 Canada Inc	Kellermeyer Bergensons Services, LLC
14866916 Canada Inc o/a Maple Hood Cleaning	Key HTX Development & Holdings
2152961 Ontario Limited	KFM247 LTD
22 nd Century Technologies, Inc.	Kim's Maintenance Services Corp.
3 Gen Pressure Washing LLC	Kings County Exterminators LLC
4TR2 Special Services	L & J Diamond Maintenance AB Inc.
A-1 Performance Inc.	LA Dept of Water and Power

A-1 Professional Cleaning	LandCare
A.I.M. PC Inc.	Lantek Security & Automation
Abacus Service Corporation	LaTronic Solutions LLC
ABM Industry Groups, LLC	Lee Construction and Maintenance Company
Absorbent Specialty Products	Lewis Lawn and Landscaping LLC
AC Reliable Construction Inc	Life Safety Integrated Systems
ACCO Engineered Systems, Inc	Limber Environmental Ltd.
Accurate Electric Unlimited	LSS Holdings, LLC
Ademco Inc., dba ADI	M C Fuhrman & Associates LLC
Adriana Ruben Services LLC	Mad Cleen LLC
AGC Alaska	Markstone Landscaping Ltd.
Air Mechanical LLC	Marsden Services
Allegiance Legacy LLC	Master Care Janitorial and Facility Services Inc.
Alliant Systems	Mats, Inc.
ALPHA Facilities Solutions	McClure Company
America Cleaning Solutions, Inc.	Mesa Energy Systems, Inc.
Anchor Asset Management Ltd.	MGR Workforce
Apex Contract Link	MGT of America Consulting, LLC
API National Service Group	Midwest Corporate Services
Apollo Property Maintenance Inc	Milwaukee Tool
Archer Electrical Contracting Co.	MSLS Holdings
ARS Prime Logistics	MSS Remodeling LLC
Atalo Canada Incorporated	Neer Info Solutions Inc.
Automatic Mechanical Services Inc.	NewGen Cleaning Services
Avanti Mechanical LLC	Norstar Heating & Cooling, Inc.
Baans Assurance LTD	Northwest Premiere Event Staffing
BGIS	NTS Holdings Ltd.
Bidr Technologies Inc.	NWA Parking Lots Plus LLC
Bloomington Lock & Safe Co. Inc dba Assured Security	Oakmill Corp
Boiler and Furnace Cleaners Inc. dba Hurley Company	Omega Construction Services Inc.
Boswell Engineering, Inc.	OneSource Facility Sources, Inc.
Bright Horizon Lawn Care	Orkin Canada Corporation
Brightly Software, Inc.	Outstanding Cleaning Services
Brush Buddy LLC	Owens, Renz, & Lee Co., Inc. dba Owens Realty Services
Build Tactical LLC	Pacific Blue Property Services
Cabbros Cleaning Service, LLC	Painting Skie LLC
California United Mechanical	Parrish Hare
Canete LLC	Pavion
Care Security Systems	Pavion Corp
CARETEK Construction	Peace of Find LLC
Cascade Mini Excavating, Inc.	Power Line Industries Inc.
CDV Systems, Inc.	Precision Concrete Cutting, Inc.

CertaPro Painters of Westchester NY & Southern CT	Premier Landscaping Inc.
CGL Management Group, LLC	Prescription Landscape
Cheema Cleaning Services Ltd.	Presidential Building Maintenance Inc
Citiland-Express Inc.	Professional Contract Services, Inc.
Citron Hygiene LP	Proven Plumbing
City Group Solutions, LLC.	Puget Sound Locksmiths Inc
City of Raleigh	Pure Air Wellness L.L.C.
Civeo Canada LP	PWXPress
CleanWork Solutions, LLC	QAF Services LLC
ClearSky Services Corporation	QTO Solution
CLL Specialists Corporation	Quality First Building Maintenance Ltd.
Commercial Building Maintenance	R3 Security, Inc.
Compu-Vision Consulting, Inc.	REF Hygiene and Disease Prevention LLC
Computer Consultants International, Inc.	Regina Construction Association
Construction Bid Source	Rempro USA LLC
Coral Canada Wide	River City Environmental Inc.
Corrections Technology Group LLC	Roy Jorgensen Associates Inc.
CRA International Limited	RRT Inc.
Damascus Consulting LLC	RYTAN Construction
Deep Clean Maintenance Ltd	Sage Electric & Contracting LLC
Delta Services LLC	Sciens Building Solutions
Design Contractor LLC	Security 101 Holdings, LLC
DH Pace Company, Inc.	Senzary LLC
Diamond Power Consultant Group, Inc.	Servantage Services Group
DPM Enterprises, Inc.	Servpro Commercial, LLC
Dry Guys Restoration LLC	Shinol Inc.
Duct & Vent Cleaning of America, Inc.	Sisters Extreme Cleaning
E.B.M., Inc.	Six Zones Facility Services Inc
E&H Enterprises of Alexandria	Skookum Educational Programs
Earth Worth LLC	Skyblue Services Corporation
EcoGreen Cleaning Inc.	SMS Cleaning Inc
Elite Mechanical Services	Sonitrol Services of New York Inc
EllisDon	Southeastern Laundry Equipment Sales LLC.
Environment Control of South Sound Inc	Spectrum Solutions, Inc.
Everon, LLC	Startec Refrigeration Services
F&P Construction, LLC	Sterling Operations
Farrington Specialists	Stratus Building Solutions Edmonton Inc
Fastenal Company	Summit LC Enterprises LLC
First Columbia Property Services	Summit Property Group Canada Inc.
Flooring Foundation Corp.	Synergy Building Services, Inc.
Foxtrot Four Services	The PlanIT Room
Frank Blair's Professional Plumbing Services	The Plumbing Shop, Inc, dba Quick Action Management Group, Inc.
Freedom Construction LLC	The Prestwick Group
George S. Hall, Inc.	The Starlight Group LLC

Gibbs Building Maintenance Ltd.	Think AI Consulting Corporation
GKL Maintenance Inc	Tip Top Tree Service Ltd
Global Maven Enterprises, LLC	Top2Bottom Janitorial Services LLC
Global Roadway Maintenance Inc.	Top5 Equipment LLC
Green Mop Cleaning Inc.	Total Property Services LLC
Helping Hand Homecare Ltd.	Totem Services
Hero Facility Services, LLC	Township-United Building Services LLC
Home Clean Home	Tradesmen International, LLC
Honeywell	True Circuit Electrical Testing
Honeywell International, Inc.	Trustworthy Landscape LLC
Hughes Group LLC	Tulson Enterprise Corporation
HYBSC5947	ULS Maintenance & Landscaping Inc.
Hydra Chem Inc	Ultra Shine Group
Imperial Supply & Services LLC	Ultra-Tech Cleaning Systems Ltd.
Infojini, Inc.	Unitech Builders Corp.
Innovative Pest Solutions LTD	Upclean Cleaning Services Ltd
Integrated Openings Solutions	USA Security
Intergroup Facility Services Inc.	VanIsland
Interplay Learning	Veer Holdings Ltd
Interstate Restoration LLC. Dba First Onsite Property Restoration	VRCA
JAN-PRO Systems International	W Business Solutions, LLC dba Transblue
JanCo FS3, LLC dba Velociti Services	WCR Publications Inc
Janus Contractors, Inc.	Western States Fire Protection
Jewel of the South, Inc.	WILL DO Building Maintenance Services Inc.
JLL	Xerox Canada Ltd
Johnson Controls	YBS Yard Beautification Services Ltd.
Johnson Controls, Inc.	

All Proposals remained sealed within the Sourcewell Procurement Portal until the scheduled due date and time. Proposals were electronically opened, and the list of all Proposers was made publicly available on the Sourcewell Procurement Portal, on March 11, 2025 at 4:30 pm CT. Proposals were received from the following:

Abacus Service Corporation
 Achor Asset Management Ltd.
 Apollo Property Maintenance Inc
 Archer Electrical Contracting Co.
 Bloomington Lock & Safe Co. Inc. dba Assured Security
 Cabbros Cleaning Service, LLC
 CertaPro Painters of Westchester NY & Southern CT
 Duct & Vent Cleaning of America, Inc.
 E&H Enterprises of Alexandria
 EcoGreen Cleaning Inc.
 George S. Hall, Inc.
 Global Maven Enterprises, LLC
 Integrated Openings Solutions

Intergroup Facility Services Inc.
JanCo FS3, LLC dba Velociti Services
Jones Lang LaSalle Americas, Inc.
Life Safety Integrated Systems
Limber Environmental Ltd.
LSS Holdings, LLC
Marsden Services
NewGen Cleaning Services
Precision Concrete Cutting, Inc.
Professional Contract Services, Inc.
Sciens Building Solutions
Senzary LLC
ServPro Commercial, LLC
Skookum Educational Programs
Skyblue Services Corporation
SMS Cleaning Inc
Spectrum Solutions, Inc.
Summit LC Enterprises LLC
Summit Property Group Canada Inc.
Total Property Services LLC
Tradesmen International, LLC
Ultra Shine Group
W Business Solutions, dba Transblue
YBS Yard Beautification Services Ltd.

Proposals were reviewed by the Proposal Evaluation Committee:

Ginger Line, MPA, NIGP-CPP, CPPB, Senior Procurement Analyst
Ben James, Procurement Analyst II
Ashley Powers, Procurement Analyst I
David Gonzalez, Procurement Analyst I

The findings of the Proposal Evaluation Committee are summarized as follows:

LSS Holdings, LLC, as the parent company of Life Safety Services and Hughes Environmental, has been in business since 2004. As a Small Business Enterprise, LSS Holdings can provide janitorial, custodial, housekeeping, cleaning, and sanitizing services along with other complimentary services including HVAC cleaning, sanitizing, fire protection components, and more. They are offering a substantial discount from list price to Sourcewell's participating agencies.


NewGen Cleaning Services was established in 2010 and focuses on environmentally responsible and technologically advanced cleaning solutions. They provide janitorial/custodial services, landscape management, facilities maintenance, furniture and equipment moving, and post-construction cleanup. Their sales force includes public sector specialists and will serve Sourcewell participating entities in Canada. They are offering Sourcewell participating entities solid pricing discounts.


Skookum Educational Programs was founded in 1988. Since then, they have been supporting military installations, higher education institutions, state and municipal agencies, healthcare facilities, and commercial industries. With a coast-to-coast sales and service force, they are willing and able to serve all of the United States and Canada. As a service provider with a variety of facilities maintenance solutions, they are offering a significant discount with quantity/volume discounts taken into consideration.

Tradesmen International, LLC was established in 1992 and has since become an industry leader in the Facilities Maintenance Services space by providing janitorial, custodial, landscaping, grounds management, maintenance and operations services to institutional clients across North America. Tradesmen International has more than 100,000 workers ready to serve Sourcewell members in every state except New Jersey and in the Vancouver area of British Columbia. They are offering Sourcewell participating entities a sizeable discount from standard rates.

For these reasons, the following awards of Sourcewell #031125 are recommended:

LSS Holdings, LLC	031125-LSS
NewGen Cleaning Services	031125-NEWG
Skookum Educational Programs	031125-SKOO
Tradesmen International, LLC	031125-TRSM

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Ginger Line, MPA, NIGP-CPP, CPPB
Senior Procurement Analyst

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Ben James, Procurement Analyst II

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Ashley Powers, Procurement Analyst I

Signed by:

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David Gonzalez, Procurement Analyst I

STATEMENT OF COMPLIANCE


As Chief Procurement Officer for Sourcewell, I have reviewed the recommendation of the Evaluation Committee and the accompanying support materials documenting the process followed for **RFP #031125 Facilities Maintenance Services**

The committee accepted, deemed responsive, evaluated, and recommended proposals for award. Under authority granted to the Chief Procurement Officer in Sourcewell's bylaws, the recommendations set forth above are approved.

I hereby certify:

1. Sourcewell is a government agency, created and authorized by Minnesota law to provide cooperative procurement master agreements.
2. The procurement process and resulting master agreements have been awarded in compliance with the laws of the State of Minnesota (Minnesota Statutes Chapter 471 and Minnesota Statutes Section 123A.21), and in conformity to Sourcewell's Procurement Policy.
3. The awards listed were made based on the results of the competitive solicitation process.
4. The awards listed were ratified by the Sourcewell Board of Directors on June 17, 2025.

Signed by:


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Jeremy Schwartz, CSSBB, CPPO, NIGP-CPP
Sourcewell Chief Procurement Officer