

**Santa Rosa County
School District**



"A Tradition of Excellence"

Judson C. Crane
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April 25, 2013

Tim Wyrosdick
Superintendent of Schools
5086 Canal Street
Milton, Florida 32570-6707

Dear Mr. Wyrosdick,

The selection committee for RFP 13-01 Management of Custodial Services unanimously ranked the submission by Southern Management as the top company to be awarded RFP 13-01 Management of Custodial Services. The negotiated contract is attached. The winning proposal and RFP, which complete the contract document, are listed on the following web page:

https://www.santarosa.k12.fl.us/purchasing/bids/Mgt_Contract/custodial.htm

The Intended Decision was posted on April 18, 2013. Approval is recommended.

Companies submitting proposals were:

American Facility Services
Aramark Education
Centaur Building Services Southeast Inc.
GCA Services Group

ISS Facility Services
Marsden Services
Southern Management

The selection committee consisted of the following:

Joie DeStefano, Principal, Holley Navarre Middle
Joey Harrell, Assistant Superintendent Administrative Services
Cindy Lambeth, Property Control Accountant II
Dana Smith, Principal, Pea Ridge Elementary
Jason Weeks, Principal, Gulf Breeze High

Sincerely,

Judson C. Crane
JCC/sek

Attachment: 1

Failure to file a protest within the time prescribed in section 120.57(3), Florida Statutes, or failure to post the bond or other security Required by law within the time allowed for filing a bond shall constitute a waiver of proceedings under chapter 120, Florida Statutes."

DISTRICT 1
Diane Scott

DISTRICT 2
E. Hugh Winkles

DISTRICT 3
Diane Coleman

DISTRICT 4
Jennifer Granse

DISTRICT 5
Scott Peden



JANITORIAL SERVICE AGREEMENT

This Agreement is made April 25, 2013, between Southern Management ABM, LLC ("Contractor") and Santa Rosa County School Board ("Client").

IN CONSIDERATION of the mutual benefits and covenants contained herein, Southern Management ABM, LLC and **Santa Rosa County School Board** agree to the terms and conditions of this contract document. This contract, Southern Management's Proposal dated February 19, 2013 and **SRCSB's** Request for Proposal #13-01 (collectively referred to as "Contract Documents") sets forth the terms and conditions upon which District retains Southern Management to manage and operate District's Custodial Services. The Contract Documents order of precedence shall be:

1. This Agreement
2. Southern Management's Proposal
3. District's RFP #13-01

1. **Services.** Contractor will provide janitorial and related services to Client or its agent according to the RFP. Contractor may perform the services by any reasonable means and shall not be responsible for delays in performance beyond its control.

2. **Term.** The term of this CONTRACT shall commence on July 1, 2013 and shall continue in full force until it terminates on June 30, 2018 or terminated sooner in accordance with the specifications ("term of contract") as set forth in RFP 03-01, or unless renewed for a period not to exceed five additional years.

3. **Price.** Client agrees to pay Contractor \$372,278.78 (plus applicable taxes) per month for the services (or see Exhibit A attached). Payment shall be due within 20 days from the earlier of the date of invoice or the last day of each month for which services were performed. If Client's account is referred to an agency or attorney for collection, Client shall reimburse Contractor for its attorneys' fees and collection costs. The price is based upon the service area and frequency of services in the attached specifications. If there is any change in either, Client and Contractor agree to negotiate a reasonable price adjustment.

4. **Indemnification.** As per the RFP.

5. **Insurance and Taxes.** As per the RFP.

6. **Hazardous Waste.** Contractor will inspect and coordinate the removal of hazardous waste. The district will have ultimate approval if subcontract is used for this function. The district will provide any storage facilities needed other than for light bulbs. Contractor will only be responsible for the first \$30,000 in associated costs, subject to annual cost adjustments. Any cost over this amount will be reimbursed by the district.

7. **Entire Agreement.** This Agreement contains the entire agreement between the parties. All prior negotiations between the parties are merged in this Agreement, and there are no understandings or agreements other than those incorporated herein. This Agreement may not be modified except by written instrument signed by both parties. In the event of conflict between any of the foregoing provisions of this Agreement and any other contract, purchase order, agreement or specification between the parties, this Agreement shall be controlling. This Agreement shall inure to and bind the successors, assigns, agents and representatives of the parties.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first written above.

Client:

By _____
Name _____
Title _____

Contractor:

By _____
Name _____
Title _____