




INTEROFFICE MEMORANDUM

TO: Felicia Strong-Whitaker, Chief Purchasing Agent,
Purchasing and Contract Compliance

FROM: Joseph Davis, Director, DREAM 

DATE: March 10, 2025

SUBJECT: Recommendation Award – ITB #24ITB110124C-MH,
Janitorial Services for Selected Fulton County Facilities
(Groups E, F, G, H, & I)- FY2025

Recommendation: We are recommending approval of the lowest bidders for ITB #24ITB110124C-MH, Janitorial Services for Selected Fulton County Facilities (Groups E, F, G, H & I) in an total amount not to exceed \$1,306,000.00 with (A) QCS Cleaning dba Quality Cleaning Services (Douglasville, GA) in an amount not to exceed \$826,357.00 for Group E (South Fulton Libraries), both Groups F (Other Offices North) and (Other Offices South), Group G (South Senior Centers), and Group H (Arts Centers); and (B) American Facility Services, Inc. (AFS) (Alpharetta, GA) in an amount not to exceed \$479,643.00 for Group I (Service Centers), to provide the highest quality cleaning services for selected Fulton County facilities. Effective dates: Upon execution of contract through December 31, 2025, with two renewal options.

DISCUSSION:

Basis of Award

The recommendation for the awards was based on the bidders' calculation cost per cleanable square footage according to the BOMA STANDARDS (Building Owners and Manager Association) or from a reputable research source that provides a cost average per square foot for standard cleaning for each facility and services within that Group to include day porter services, premium annual events and all cleaning and restroom supplies to determine the lowest responsive and responsible bidder(s) for a total annual cost for each Janitorial Group for FY2025 (of the Original Term) which consists of the five (5) different Janitorial Groups: Group E (South Fulton Libraries- consists of 14 facilities & 1 parking deck); Group F (Other Offices North- consists of 2 facilities) and (Other Offices South- consists of 2 facilities); Group G (South Senior Centers- consists of 8 facilities); Group H (Arts Centers- consists of 2 facilities); and Group I (North & South Service Centers, Animal Services facility, Board of Health 4700, and Airport Recue Fire Fighting- consists of 5 facilities). The bidder must bid on all facilities and services listed within each Janitorial Group to be considered for an award.

The recommendation, also, was based upon bidders' references of current customers who can verify the quality of services your company provides. The County prefers customers of similar size and scope of work to this proposal.

Bid Evaluation Process

The Department received and evaluated 16 bids to solicitation. After carefully reviewed of each of the 16 total bidder's ability to calculate the cost per cleanable square foot accordingly to the mentioned requirements in this Bid Form; therefore the recommendations for each Janitorial Group are as follow:

1. Group E (South Fulton Libraries):

Group E		
	Bidder	Cost
1	Quality Cleaning	\$238,601.65
2	Chi-Ada	\$259,851.03
3	Re-Global	\$283,352.28
4	AFS	\$291,293.88
5	A-Action	\$294,889.40
6	Simplee Clean	\$334,800.00
7	ICS, Inc.	\$386,100.00
8	Building Maintenance	\$449,594.04
9	Caseco Team	\$536,640.00
10	Premiere Building	\$571,638.12
11	AT Trash	\$620,400.00
12	Slate USA	\$628,620.01
13	The Loft Group	\$667,197.00
14	RD Cleaning	\$716,619.00
15	JN Eloiam	\$831,122.40
16	Good Success	No Bid

Quality Cleaning Services submitted the overall lowest responsible and responsive bid for Group E (South Fulton Libraries) in the amount of \$238,601.65.

2. Group F (Other Offices North):

Group F (North)		
	Bidder	Cost
1	Quality Cleaning	\$186,951.20
2	Good Success	\$214,453.20
3	A-Action	\$217,528.50
4	AFS	\$219,577.80
5	JN Eloiam	\$231,457.00
6	RE Global	\$236,900.20
7	Chi-Ada	\$245,493.82
8	ICS, Inc	\$250,710.50
9	AT Trash	\$317,792.00

10	Caseco Team	\$364,848.00
11	Building Maintenance	\$377,531.20
12	Premiere Building	\$380,116.10
13	Slate USA	\$400,282.30
14	The Loft Group	\$448,198.40
15	RD Cleaning	\$473,412.20
16	Simplee Clean	No Bid

Quality Cleaning Services submitted the overall lowest responsible and responsive bid for Group F (Other Offices North) in the amount of \$186,951.20.

Group F (South)		
	Bidder	Cost
1	Quality Cleaning	\$60,668.88
2	A-Action	\$65,713.04
3	Re-Global	\$69,047.96
4	JN Eloiam	\$71,701.80
5	Chi-Ada	\$72,540.66
6	Good Success	\$74,628.48
7	AFS	\$79,323.00
8	ICS, Inc.	\$92,512.00
9	Simplee Clean	\$98,800.00
10	Building Maintenance	\$115,889.12
11	Slate USA	\$122,791.16
12	Premiere Building	\$122,831.00
13	AT Trash	\$123,328.00
14	Caseco Team	\$129,192.00
15	The Loft Group	\$136,158.40
16	RD Cleaning	\$154,659.28

Quality Cleaning Services submitted the overall lowest responsible and responsive bid for Group F (Other Offices South) in the amount of \$60,668.88.

3. Group G (South Senior Centers):

Group G		
	Bidder	Cost
1	Quality Cleaning	\$293,853.64
2	Good Success	\$305,839.76
3	Chi-Ada	\$352,315.78
4	Re-Global	\$359,815.48
5	AFS	\$361,388.40
6	JN Eloiam	\$364,118.96
7	A-Action	\$369,052.37
8	ICS, Inc.	\$440,194.75
9	AT Trash	\$482,944.00
10	Simplee Clean	\$487,603.00

11	Slate USA	\$501,422.18
12	Premiere Building	\$540,394.90
13	Building Maintenance	\$540,538.80
14	The Loft Group	\$645,785.20
15	RD Cleaning	\$670,559.84
16	Caseco Team	No Bid

Quality Cleaning Services submitted the overall lowest responsible and responsive bid for Group G (South Senior Centers) in the amount of \$293,853.64.

4. Group H (Arts Centers):

Group H		
	Bidder	Cost
1	Quality Cleaning	\$50,441.28
2	Good Success	\$51,191.04
3	A-Action	\$55,925.12
4	RE-Global	\$58,589.60
5	AT Trash	\$59,728.00
6	JN Eloiam	\$62,472.96
7	Chi-Ada	\$64,508.73
8	AFS	\$70,637.76
9	Slate USA	\$81,897.80
10	ICS, Inc.	\$90,684.00
11	Building Maintenance	\$95,108.48
12	Simplee Clean	\$96,748.00
13	Premiere Building	\$103,636.00
14	The Loft Group	\$117,946.24
15	RD Cleaning	\$121,703.68
16	Caseco Team	No Bid

Quality Cleaning Services submitted the overall lowest responsible and responsive bid for Group H (Arts Centers) in the amount of \$50,441.28.

5. Group I (Service Centers):

Group I		
	Bidder	Cost
1	AFS	\$479,642.20
2	Quality Cleaning	\$490,607.16
3	Good Success	\$493,889.52
4	A-Action	\$513,285.70
5	JN Eloiam	\$525,575.52
6	RE-Global	\$552,980.84
7	ICS, Inc.	\$576,756.00
8	Chi-Ada	\$582,780.41
9	AT Trash	\$600,016.00
10	Slate USA	\$782,864.12

11	Building Maintenance	\$790,015.64
12	Premiere Building	\$965,211.28
13	The Loft Group	\$1,043,877.80
14	RD Cleaning	\$1,219,399.96
15	Caseco Team	No Bid
16	Simplee Clean	No Bid

American Facility Services, Inc. (AFS) submitted the overall lowest responsible and responsive bid for Group I (Service Centers) in the amount of \$479,642.20.

Award Recommendation

After careful review, DREAM recommends Quality Cleaning Services (QCS) for submitting the overall lowest responsible and responsive bids for Group E (South Fulton Libraries), both Groups F (Other Offices North) and (Other Offices South), Group G (South Senior Centers), and Group H (Arts Centers); and (B) American Facility Services, Inc. (AFS) for submitting the overall lowest responsible and responsive bid for Group I (Service Centers).

Recommended Bidders	Janitorial Groups	Award Authority
Quality Cleaning	E, F, G & H	\$826,357.00
American Facility Services, Inc.	I	\$479,643.00
Total Amount Not to Exceed		\$1,306,000.00

Also, both recommended janitorial contractors are currently or previously had a contract with Fulton County and have performed excellent (respective ratings of 85) for Fulton County as stated in their performance reports (see Exhibit 2).

These are time and material contracts and the requested spending authorities in the total amount of \$1,306,000.00 is sufficient to cover the costs for materials, equipment, cleaning supplies and day porter labor hours to maintain the required cleaning services for FY2025.

Funding for this recommendation for FY2025 in account #100-520-5221-1176 in the amount of total amount of \$1,306,000.00.

Authorized Signature: Joseph N. Davis Date: 3.10.25
Joseph Davis
(By Director/Deputy Director)

If you require additional information, contact Khandi Flowers at (404) 612-7944.

Cc. Tim Dimond, Deputy Director, DREAM
John W. Adams, Administrator, DREAM

James Morehead, Building Services Manager, DREAM
Mark Hawks, CAPA, Team C, Purchasing & Contract Compliance
Harry Jordan, Contract Administrator, DREAM
Khandi Flowers, Contract Administrator, Purchasing & Contract Compliance