THIS AGREEMENT, made and entered into this 8 day of Sept., 2010, is by and between the City of Fort Lauderdale, a Florida municipality, ("City"), whose address is 100 North Andrews Avenue, Fort Lauderdale, FL 33301-1016, and American Facility Services, Inc., a Georgia corporation authorized to transact business in the State of Florida as Atlanta Building Maintenance, Inc., ("Contractor"), whose address and phone are 1325 Union Hill Industrial Court, Suite A, Alpharetta, GA 30004, Phone: 770-740-1613, Fax: 770-475-7720.

WHEREAS, the City issued Request for Proposal 505-10521 ("RFP"), and the Contractor submitted a proposal in response to the RFP; and

WHEREAS, on August 17, 2010, the City Commission of the City of Fort Lauderdale approved an agreement with Contractor for the goods or services described in the RFP (Pur-10, CAR No. 10-1053);

NOW, THEREFORE, for and in consideration of the mutual promises and covenants set forth herein and other good and valuable consideration, the City and the Contractor covenant and agree as follows:

1. The Contractor agrees to provide to the City janitorial services for parks in accordance with and in strict compliance with the specifications, terms, conditions, and requirements set forth in the RFP and any and all addenda thereto beginning September 7, 2010, and ending September 6, 2011.

2. This contract form G-110 Rev. 01/10, the RFP, any and all addenda to the RFP and the Contractor's response thereto, and the Contractor's proposal in response to the RFP are integral parts of this Contract, and are incorporated herein.

3. In the event of conflict between or among the contract documents, the order of priority shall be as follows:

First, this contract form, G-110 Rev. 01/10;
Second, any and all addenda to the City's RFP in reverse chronological order;
Third, the RFP;
Fourth, the Contractor's response to any addendum requiring a response;
Fifth, the Contractor's response to the RFP.

4. The Contractor warrants that the goods and services supplied to the City pursuant to this Contract shall at all times fully conform to the specifications set forth in the RFP and be of the highest quality. In the event the City, in the City's sole discretion, determines that any product or service supplied pursuant to this Contract is defective or does not conform to the specifications set forth in the RFP the City reserves the right unilaterally to cancel an order or cancel this Contract upon written notice to the Contractor, and reduce commensurately any amount of money due the Contractor.

5. The City may cancel this Contract upon written notice to the Contractor in the event the Contractor fails to furnish the goods or perform the services as described in the RFP within 30 days following written notice to the Contractor.

6. The Contractor shall not present any invoice to the City that includes sales tax (85-8012514506C-7) or federal excise tax (59-6000319).

7. Contractor shall direct all invoices in duplicate for payment to Finance Department, City of Fort Lauderdale, 100 N. Andrews Avenue, 6th Floor, Fort Lauderdale, FL 33301. Any applicable discount MUST appear on the invoice.

IN WITNESS WHEREOF, the City and the Contractor execute this Contract as follows:

CITY OF FORT LAUDERDALE

By: _____
Director of Procurement Services

Approved as to form:

_____
Senior Assistant City Attorney

ATTEST

By: _____
Print Name:
Secretary

(Corporate Seal)

CONTRACTOR

By: Kevin McCann
Print Name:
(If not president of corporation please attach proof of authorization)

STATE OF Georgia:
COUNTY OF Cherokee:

The foregoing instrument was acknowledged before me this 31st day of August, 2010, by Kevin McCann as (title): President for American Facility Services, Inc., a Georgia corporation authorized to transact business in the State of Florida as Atlanta Building Maintenance, Inc.

(SEAL)

_____
Notary Public, State of Georgia
(Signature of Notary Public)

Teresa Lantz
(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

CONTRACT COPY

Formal Proposal - Submitted from:

American Facility SERVICES

American Facility Services, Inc.
1325 Union Hill Industrial Court, Suite A, Alpharetta, GA 30004
Office: 770.740.1613 Fax: 770.475.7720
www.americanfacilityservices.com

In response to...

City of Fort Lauderdale, FL

Janitorial Services – Parks
RFP # 505-10521

Due June 8, 2010
By 02:00 PM

PROPOSAL COPY

Janitorial Services, Parks
RFP #505-10521
Fort Lauderdale, FL
June 8, 2010

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Part 5	Attachments to your Proposal: - Reference List (2 pages) - Bank Letter of Reference (1 page)

1325 Union Hill Industrial Court, Suite A, Alpharetta, GA 30004
Office: 770.740.1613 Fax: 770.475.7720
www.americanfacilityservices.com

American Facility SERVICES

City of Ft. Lauderdale
City Hall
Procurement Department
Suite 619
100 N. Andrews Avenue
Fort Lauderdale, FL 33301

June 7, 2010

RE: **Janitorial Services – Parks; RFP No. 105-10521**

Dear Ladies / Gentlemen:

On behalf of American Facility Services, Inc., I'm pleased to submit this proposal to provide janitorial services at the various City of Fort Lauderdale Park facilities. Enclosed is information on our business and management techniques that we will utilize to provide your janitorial service. Our company has extensive experience in cleaning the various types of locations for which you are seeking janitorial services, specifically Parks' restrooms. Our headquarters office staff will provide administrative support. These roles are identified on the enclosed Corporate Organizational Chart. The Account Manager will be Mr. Mark Thompson, who is responsible for most of our Florida contracts and would be available to you in person on a regular basis. Mr. Thompson's resume is enclosed for your review.

At American Facility Services, Inc., we view service contracts as partnerships with our customers. We have moved into a new expanded level of service with the company's name change, which was effective in 2008, and are very excited about the future. We have concentrated our efforts to provide Green Cleaning services, utilizing support from our primary supplier and manufacturers. AFS, Inc. has secured several large janitorial service contracts in the State of Florida, as we continue to expand our geographic territory that we support.

Our company is totally committed to providing the City of Ft. Lauderdale with the highest level of janitorial service and customer support. We have no requests for exceptions to the stated requirements, and accept the terms and conditions as stated in the RFP.

We would greatly appreciate the opportunity to add your City to our list of distinguished customers served. If you have any questions, please contact Mark Thompson at 770-318-4318 or myself at our office on (770) 740-1613. We look forward to hearing from you.

Sincerely,

Kevin McCann
President

American Facility Services, Inc.
1325 Union Hill Industrial Court, Suite A, Alpharetta, GA 30004
Office: 770.740.1613 Fax: 770.475.7720
www.americanfacilityservices.com

PROPOSAL RESPONSE PAGES - PART I
COST INFORMATION

Proposer agrees to supply the services at the prices proposed below in accordance with the terms, conditions and specifications contained in this Request for Proposal (RFP).

	LOCATIONS	DESCRIPTION	OPERATING HOURS	SERVICES PER YEAR	PRICE PER SERVICE (svc)	TOTAL ANNUAL COST PER LOCATION
1.	Bayview Park 4401 Bayview Dr. Located at northside of park.	One Men and Women restroom. 1 Service per Day - Must be cleaned by 12-noon daily.	7AM to 8PM	365 SVC	$11.65/svc	$4,252.25
2.	Floranada Park Located at 5100 NE 14 Way, on north side of the school by baseball fields third base.	One Men and Women restroom. 1 Service per Day – Must be cleaned by 12-noon daily.	7AM to 8PM	365 SVC	$9.00/svc	$3,285.00
3.	George English Park Located at 1101 Bayview Dr.	One Men and Women restroom. 1 Service per Day – Must be cleaned by 12-noon daily.	7AM to 8PM	365 SVC	$15.00/svc	$5,475.00
4.	George English Park Administrative Office Located at 1101 Bayview Dr.	One unisex restroom with shower. 1 Service per Week-- Must be cleaned once per week, by 12-noon.	7AM to 4PM	52 SVC	$9.00/svc	$468.00
5.	Holiday Park multi-fields Located at 800 North Federal Highway. Located very close to Park Rangers office.	One Men and Women restroom. 2 Services per Day - Must be cleaned 2 times a day. One cleaning by 9-am and the other must be 4 hours after first cleaning.	7AM to 8PM	730 SVC	$10.75/svc	$7,847.50
6.	Holiday Park Baseball fields, Located at most northern end of park, by NE 12 Way.	One Men and Women restroom. 1 Service per Day – Must be cleaned by 12-noon daily.	7AM to 8PM	365 SVC	$10.75/svc	$3,923.75
7.	Holiday Park Jimmy Evert Tennis Center. Located at 800 North Federal Highway.	One Men and Women restroom with showers. 1 Service per Day – Must be cleaned by 12-noon daily.	7AM to 4PM	365 SVC	$18.00/svc	$6,570.00
8.	Floyd Hull Stadium – inside the Park at the corner of SW 8th Avenue & SW 28 Street	One Men and Women restroom. 1 Service per Day – Must be cleaned before 12-noon daily.	7AM to 6PM	365 SVC	$11.65/svc	$4,252.25
9.	Floyd Hull Stadium Across from Morton Center – Outfield area	One Men and Women restroom. 1 Service per Day – Must be cleaned by 12-noon daily.	7AM to 6PM	365 SVC	$11.65/svc	$4,252.25
10.	Dottie Mancini Park. Located at 6400 NE 22 Ave.	One unisex restroom. 1 Service per Day – Must be cleaned by 12-noon daily.	7AM to 8PM	365 SVC	$9.00/svc	$3,285.00

PROPOSAL RESPONSE PAGES - PART I
COST INFORMATION

Proposer agrees to supply the services at the prices proposed below in accordance with the terms, conditions and specifications contained in this Request for Proposal (RFP).

	LOCATIONS	DESCRIPTION	OPERATING HOURS	SERVICES PER YEAR	PRICE PER SERVICE (svc)	TOTAL ANNUAL COST PER LOCATION
11.	Sunset Park. Located at 3775 SW 16 St., beside the school	One Men and Women restroom. 1 Service per Day – Must be cleaned by 12-noon daily.	7AM to 8PM	365 SVC	$10.00/svc	$3,650.00
12.	Parks Yard Restroom. Located at 220 SW 14 Ave., by the Foremen and Supervisors offices.	Unisex bathroom with shower. 1 Service per Week- Must be cleaned once per week, by 12-noon.	7AM to 3PM	52 SVC	$9.00/svc	$468.00
13.	Las Olas Esplanade at Riverwalk. Located directly across from the IMAX complex.	One Men and Women restroom. 1 Service per Day – Must be cleaned by 12-noon daily.	7AM to 8PM	365 SVC	$10.75/svc	$3,923.75
14.	Riverland Park Located at 4000 Riverland Rd., on the north side of the park.	One Men and Women restroom. 1 Service per Day – Must be cleaned by 12-noon daily.	7AM to 8PM	365 SVC	$10.75/svc	$3,923.75
15.	Mills Pond Baseball Restrooms 2201 NW 9 Ave. (by concession stand) Gated park entrance.	One Men and Women restroom. 1 Service per Day – Must be cleaned by 12-noon daily.	7AM to 6PM	365 SVC	$12.00/svc	$4,380.00
16.	Mills Pond at the Multi-fields. Location is at southern end of park. Gated park entrance.	One Men and Women restroom. 1 Service per Day – Must be cleaned by 12-noon daily.	7AM to 6PM	365 SVC	$10.75/svc	$3,923.75
17.	Palm Aire Park Located at 3354 NW 63 St.	One Men and Women restroom. 1 Service per Day – Must be cleaned by 12-noon daily.	8AM to 4PM	365 SVC	$12.00/svc	$4,380.00
18.	South Beach Restrooms Located at the beach at A1A and Harbor Drive, across from Bahia Mar Hotel and Marina	One Men and Women restroom. Monday through Friday: Must be cleaned three (3) times a day at 7 am, 12 noon, and 4 pm. Weekends: must be cleaned six (6) times a day at 6 am, 9 am, 12 noon, 3 pm, 5 pm, 7 pm.	6AM to 8PM	1404 SVC	$15.00/svc	$21,060.00

(All cleaning schedules as outlined in Contract are subject to change by City)

TOTAL ANNUAL COST $89,320.25

Janitorial Services, Parks
RFP #505-10521
Fort Lauderdale, FL
June 8, 2010

PART II - TECHNICAL PROPOSAL

Statement of Qualifications:

American Facility Services is celebrating it's 20th year in the Janitorial Service Industry. Recently AFS changed it's name from Atlanta Building Maintenance due to the rapid growth in all parts of the Southeast. Currently we service 13 states in the Southeast, including Florida.

The Fort Lauderdale Parks Janitorial contract presents unique challenges and opportunities. Due to the time line, geography, nature of the work, and schedules, it is extremely important to have a tier of management and supervision that can carry out the specifications of the contract.

AFS currently has contracts with various Government agencies that involve this type of janitorial work. Glynn County Georgia, the City of Tamarac, and Peachtree City Georgia all have parks and restrooms that need cleaning 7 days a week as well as several times per day. Knowing what is entailed and expected results in hiring the right numbers and types of individuals who can carry out the daily tasks associated with the contract.

Currently, AFS has the Account Executive and Account Area Manager already in place. Mark Thompson, has been servicing Janitorial accounts for over 25 years in the Florida Market. Bernardo Laesgarpado, Local Area manager, was brought on to cover our Tamarac account and oversee all new growth in the local market.

Preliminary Scope of Services

AFS will have approximately 4 part time cleaners, 2 to 4 personnel on the payroll to cover weekend work, absenteeism, vacations etc, and 3 to 4 personnel specifically assigned to the South Beach Restrooms, and a part time floor person to handle the restroom grout work. The 4 part time cleaners will be salaried with car and gas allowances. They will be paid for 7 days per week. It will be up to the Supervisor to schedule any weekend time off utilizing the 2-4 part time floaters. Ideally, the South Beach restroom account could be cleaned by a family. The benefit of that is a salary could be paid to the family and they could ensure that all shifts and cleanings are completed. The Supervisor would carry a blackberry phone and would be able to communicate with all cleaning staff. Bernardo Laesgarpado would be available weekly to inspect restrooms and forward proactive inspection results to the Account Executive.

Ability to Meet the Project Schedule

The key to this contract as well as any janitorial contract is the people. Your ability to find the right people to perform the jobs within this scope of work is the key to success. Also the supervisor will be the key as well. He or she will have to have a complete schedule of all work to be performed as well as a back up plan to cover absenteeism and turnover, neither of which will be tolerated. All weekly and monthly tasks will be scheduled proactively and inspected by the Supervisor and Area manager.

Continued....

Janitorial Services, Parks
RFP #505-10521
Fort Lauderdale, FL
June 8, 2010

PART II - TECHNICAL PROPOSAL

State number of years experience the proposer has had in providing similar services.

AFS has over 19 years of experience in the Janitorial service industry

List those persons who will have a management position working with the City, if you are awarded the contract.

Mark Thompson, Account Manager, Resume Enclosed

List clients for whom you have provided similar services in the last three years.

AFS currently has too many contracts to list all current and contracts held within the last three years. Please see our Company Profile for information on types of accounts we service.

List those City of Fort Lauderdale agencies with which the proposer has had contracts or agreements during the past three (3) years.

None at this time.

Lawsuits (any) pending or completed involving the corporation, partnership or individuals with more than ten percent (10%) interest:

a.List all pending lawsuits which are concerned directly with the staff or part of your organization proposed for the contract:

NONE

b.List all judgments from lawsuits in the last 5 years which are concerned directly with the staff or part of your organization proposed for the contract.

NONE

Cost of Services

AFS has provided our Cost proposal in Section 1 of this Proposal.

1325 Union Hill Industrial Court, Suite A, Alpharetta, GA 30004
Office: 770.740.1613 Fax: 770.475.7720
www.americanfacilityservices.com

Mark Thompson
4255 Wayfield Dr.
Norcross, GA 30092
Home 770-447-6573
Marknorc8@aol.com

SUMMARY

- Over 20 successful years of Operations Management and Marketing experience in Commercial Office Services and Janitorial Industry.
- Strong history of consistent and significant contributions to company goals for business retention, growth and profitability.
- Outstanding customer relations skills that have enabled my continued advancements and promotions within the Industry.
- 8 years of Military service, serving both as an enlisted NCO and Commissioned Officer.

EXPERIENCE

American Facility Services, Inc., Alpharetta, GA
Marketing Director, Account Executive, Project Manager, 2007 – Current

- Overall responsibility for sales, operations, customer services for assigned accounts.

General Building Maintenance, Atlanta, GA
General Manager, 2001 - 2007

- Overall responsibility for sales, operations, customer services, subcontracting, employee recruitment and development of a $5 Million Dollar branch.
- Rewrote ISO quality control program and procedures for Atlanta Branch and managed 65 properties under ISO guidelines. Received 3 ISO recertification's during tenure.
- Sold over 4 million square feet of Janitorial service contracts, while continually maintaining relationships with my current customer base that resulted in a 95% retention rate.

OneSource
Senior District Manager, 2000 – 2001, Atlanta GA
District Manager 1999-2000, Tampa Fl.

- Successfully integrated and merged Coastal States, Tower Cleaning Franchising with Tampa's OneSource Branch.
- Developed into OneSource's most profitable Southeast region branch.
- Restructured entire Atlanta Operation to bring profitability goals and loss of business percentages to targeted goals.

Coastal States Industries, 1987-1999
Area Supervisor, Division Manager, Operations Manager

- Managed 350 full and part-time Managers, Supervisors, floor and carpet technicians, cleaning 5 million square feet of Commercial office space in Greater Tampa area.
- Developed, organized, and managed a Master Tower Franchise Company, integrating its operations with branch.
- ~~Helped start-up a satellite branch in Orlando, growing its operation into $3 Million dollar operation.~~

U.S. Army, Ft. Huachuca, AZ
Captain, 1982 - 1987

- Graduated from U.S. Army's Intelligence Center and School, Instructed Field Grade Officers on Soviet Tactics, Intelligence Officer for Tank Battalion.

EDUCATION

Winona State University, Winona, MN
B.S. Hospital Administration

- Cadet Commander, ROTC
- Co-Captain, Football

Company Profile

American Facility Services Company, Inc., 1325 Union Hill Industrial Court, Suite A, Alpharetta, GA 30004, is a SBA Certified Women Owned and operated small business. It was established in May 1991, in order to perform Janitorial Services for Private Organizations and Government Agencies, under the name of Atlanta Building Maintenance Company, Inc. In December of 2007, we changed our company name to better reflect our nationwide presence in the industry. We maintain the organization as it was originally established. Moving into the future, we have expanded our processes to ensure environmental consideration by adopting Green Cleaning practices at every level of our business.

American Facility Services is a Sub-Chapter S Corporation registered in the state of Georgia and is based in Atlanta. As a Sub-Chapter S Corporation, the stockholders are personally responsible for all liabilities, taxes, etc. Also, all profits are taxed as personal income.

American Facility Services currently conducts business in the Southern United States and employs hundreds of employees, with annual sales base greater than $22,000,000. Current clients include: Fort Hood Army Base, Coca-Cola Fountain Division, Georgia Departments of Transportation and Labor, Kennesaw State University, Texas Facilities Commission, and many others. Please see our Qualifications / References for information regarding our Clients, and to contact any of these Clients for a more personal evaluation of our project competence, longevity and abilities.

American Facility Services has established a relationship with National Surety Services, Inc., which has approved the performance and payment bonding capabilities of American Facility Services to $10M.

American Facility Services can provide Custodial / Janitorial Service, power washing, window cleaning, landscaping, light maintenance, and provide paper /plastic supplies.

American Facility Services will provide immediate cost savings to our Clients, by providing supplies that are purchased at the manufacturer's level. The services provided by American Facility Services are crucial to a healthy and safe working environment for your employees.

American Facility Services has built an excellent relationship with many national manufactures of superb cleaning products. Through these established relationships, we have quick access to the latest and most innovative brand name equipment, tools, and supplies.

We never substitute private-label products. We use only top name brand chemicals and cleaning solutions that meet strict safety requirements and pass rigid quality control standards. All MSDS Sheets will be posted in the janitorial office for quick reference. We also use industrial grade; top of the line equipment that assures a quality job and a long life. We operate on a daily basis in many different environments – and with different, sometimes complex cleaning needs that demand quality products. No matter what the challenge, we can meet it with our technical abilities and quality service.

Company Profile, continued

Our competitors cannot measure up to our Management staff and Employees, and when compared side by side with our nearest competitor, they fall far short of our achievements.

American Facility Services sees itself as one large family. The majority of our staff are family members of one another or a friend of a friend. With our employee size of hundreds of people we expect some turnover. For the last two years our turn over rate has stayed around 15%. In that 15%, an average of 2% or 3% of our previous employees return to work for American Facility Services. We currently have employees that have been with our company since we started in 1991. As stated in our Quality Control Plan, we would rather re-train our employees and let them know that we really don't fire people for minor job performance problems. Rather, we prefer to re-train them, as a first response to problems, and save all that has been invested in that worker, including his or her training, seniority, and their job security.

American Facility Services has grown 20% per year for the last five years and we anticipate the same growth for the future by maintaining, monitoring and improving upon the quality of janitorial/custodial services that we provide to our clients.

American Facility Services carries more insurance coverage than the industry standard due to the level of requirements requested from our current clients, i.e. Internal Revenue Service – Martinsburg Computing Center, Kearneysville, VA; Fort Hood Army Base, Fort Hood, Texas; Home Depot World Headquarters, Atlanta, GA; among others.

American Facility Services is committed to controlling quality at every level of functional and administrative activity, across the project lines. Our Quality Control Plan for the referenced solicitation has been designed to promote and maintain superior contract performance. It combines traditional, inspection-oriented processes with progressive, education- and training-oriented protocols to form a Total Quality Management package that will meet or exceed all contract requirements. One of the main objects of our Quality Control Plan is to minimize Job Performance Omissions and Job Performance Errors in Cleaning Procedures, before they become problems to the Building Occupants.

For this project, our primary objectives will be to ensure that on a regular and routine basis, all services are performed:

(1) On schedule and to the complete satisfaction of our client
(2) In a manner that continually improves the quality and timeliness of services.

Further, all services are inspected by the Project Manager, on an unscheduled basis, and by the Supervisor, on a more intense level.

American Facility Services will accept comments from any person in the Facility, via E-mail, Suggestion Box, Verbal (which is immediately written down by our employees) and any other avenue of communication available.

Company Profile, continued

American Facility Services shops for supplies in an effort to ensure that we are receiving the best value for our dollar. We also hold short training meetings covering cleaning procedures and proper use of materials to reduce and minimize the waste of materials, cleaning and paper products. We are constantly alert for new cleaning methods and products as they appear on the market. With the Client's permission, we occasionally test new products, ideas and materials, to stay on the cutting edge of the industry.

American Facility Services has made an effort to support all efforts in "Green" cleaning. We have full support of our primary vendors to obtain and utilize Green Certified products and equipment in conjunction with the newest methods to meet and exceed requirements for Leeds Certification. If obtaining Leeds Certification for your facility is a goal that your company has established, we are the best Janitorial company to assist your efforts to achieve this goal.

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Affirmative Action Plan

American Facility Services has put in place and maintains an Affirmative Action Plan for:

- Females
- Minorities
- Disabled Veterans

~~~~~~

Equal Employment Opportunity Policy Statement

This statement shall serve to confirm that American Facility Services provides equal opportunity for everyone regardless of age, sex, race, creed, national origin, religious persuasion, marital status, political beliefs, or disability that does not prohibit performance of essential job functions. In addition, laws regarding veterans' status are observed. This is reflected in all of American Facility Services' practices regarding hiring, training, promotions, transfers, and rates of pay, layoff, and other forms of compensation. All matters relating to employment are based upon ability to perform the job as well as dependability and reliability once hired.

American Facility SERVICES

Corporate Organizational Structure

Headquarters Location:
1325 Union Hill Industrial Court
Suite A
Alpharetta, GA 30004

Phone: 770-740-1613
Fax: 770-475-7720
Website: www.americanfacilityservices.com

Kevin McCann, President Cell 770-318-9787 email: kmccann@bellsouth.net & **Rhonda McCann**, Corp. Secretary, email: rhondamc@bellsouth.net

Harold Angel, Vice President Cell 770-318-9786 email: haroldangelabm@msn.com

Account Managers

Jay Hobbs
Tennessee Accounts
Georgia Accounts
Account Executive – New Sales

Matthew Mullins
Special Floor Work,
Alabama Accounts
Atlanta Airport

Mark Thompson
Florida Accounts
Georgia Accounts
Account Executive – New Sales

Oscar Pavon
Alabama Accounts
Georgia Accounts
Account Executive – New Sales

James Guthrie
Georgia Accounts
Synovus /
Bank of North Georgia Account

SCHOOL SYSTEMS:
(Harold Angel – Director All School Systems)

Atlanta Public Schools
Project Managers:
Malcolm Hammonds
Chip Newport
Matt Mullins

Pickens County School System
Project Managers:
Eduardo Torres
Chip Newport
Matt Mullins

Fulton County High Schools
Project Managers: Eduardo Torres
Matt Mullins

Operations Managers

Ahmad Kahn
Texas Accounts
Austin, Texas Remote Office

Mark Fronwrath
North Carolina Accts

Chris Davis
Fort Hood Army Base, TX
Temple College, TX

Jim Trifanoff
Sarasota Bradenton Intl Airport Account, Florida

Office / Support Staff

Teresa Lantz
Email: treelantz@bellsouth.net
Responsible for Human Resources, Payroll, and all Accounting functions.
Receptionist reports to this position.

Donna Swafford
Email: dondry@bellsouth.net
Director of Purchasing
Responsible for Equipment and Cleaning / Paper Inventory and deliveries of supplies, Cell Phones and Insurance.
Delivery driver reports to this position.

Pat Walters
Email: abminc@bellsouth.net
Business Development
Responsible for formal Proposals, Contracts, including Bonds and Insurance.
Account Executive support.

Anita Sweet
Email: asweet@bellsouth.net
Receptionist
Responsible for short proposals, and general administrative functions.
Customer Support.

American Facility SERVICES

Quality Control Program

Attached you will find a Quality Control Program that American Facility Services, Inc. (AFS) has compiled to assure that your facility is maintained following proper procedures and ensures a high quality of work.

A. Staffing the Facility

The ability of AFS to muster and maintain a competent work force in sufficient number to meet our client's needs is beyond question. AFS currently has a file on experienced individuals located through out the area. May of our staff members are technicians, factory workers, teachers, and others already working who supplement their regular income with additional hours of employment with AFS. Our criterion for an experienced individual is two or more years in the janitorial/custodial field. All individuals must be versatile and able to take directions and instructions. Individuals must be U.S. citizens or posses an Alien Registration Receipt Card form 1051 and be legally able to work in the United States. A personal and previous employment reference check is performed. AFS will also perform background checks on all potential employees. Only after passing these things, are persons hired.
Records on all employees are retained at the main office in Alpharetta, Georgia for a period of seven years. Because of our pre-screen for new employees, we have not experienced the problem of pilferage of items from customer's locations nor vandalism. In the event that this does occur, the Supervisor would be aware of the situation immediately, because of how closely they work with the cleaners, and immediate action would be taken to remove the violator from the premise and our employ. AFS does carry theft insurance in the form of a bond to cover any incident of this nature.

All cleaning personnel will work under the supervision of an AFS manager are given clear direction on a daily basis. As much time as is necessary is spent supervising personnel to ensure that all job specifications are adhered to as per the contract.

BACK UP PERSONNEL:

AFS intends to create a project specific file of potential back up personnel. These additional resources will be maintained in our management office and will allow us to swiftly respond to personnel requirements. Qualifications of backup personnel will be at least equal to those requirements outlined above. All back up personnel will go through our intense hiring procedures.

1325 Union Hill Industrial Court, Suite A, Alpharetta, GA 30004
Office: 770.740.1613 Fax: 770.475.7720
www.americanfacilityservices.com

B. Management

American Facility Services, Inc. supplies all necessary cleaning personnel with a digital pager or cell phone/Nextel. It is required that all management and supervisors respond to their calls twenty-four (24) hours per day, seven (7) days per week, 365 days per year. Emergencies are handled in an urgent matter, and issues with performance are resolved within 24 hours of request.

C. Inspections

Inspection tours of your facility and regular contact with your company's representative(s) are made by AFS. Weekly inspections at your facility will be performed by an AFS manager. Results will be discussed with your representative. Your representative is welcome to call his/her AFS manager at any time to discuss the services being provided.

During AFS's weekly inspection tours, any deficiencies discovered will be noted on the Inspection Sheet. The manager performing the inspection will be responsible for meeting with the cleaning personnel to discuss the deficiencies found in the inspection. At this time, the cleaning personnel will be required to sign the Inspection Sheet to verify that they have been made aware of any problem. All deficiencies must be corrected immediately after notification. When work is completed, the cleaning personnel must initial the original Inspection Sheet. At this time an additional inspection will be scheduled by our office to verify that the work is satisfactory.

In the event someone at your facility discovers an unsatisfactory condition, your account manager should be contacted immediately to correct the problem.

When deficiencies are found, we will determine if the cleaning personnel is at fault by neglect, improper techniques or oversight. Additional training will be made available for the cleaning personnel as determined is needed.

D. Goals

We at American Facility Services strive to make our customers satisfied. Our goal is to make your location a First Class facility. If, at any time, we can be of assistance, we encourage our Clients to call.

PROPOSAL RESPONSE PAGES - PART III
NON-COLLUSION STATEMENT

By signing this offer, the vendor/contractor certifies that this offer is made independently and *free* from collusion. Vendor shall disclose below any City of Fort Lauderdale, FL officer or employee, or any relative of any such officer or employee who is an officer or director of, or has a material interest in, the vendor's business, who is in a position to influence this procurement.

Any City of Fort Lauderdale, FL officer or employee who has any input into the writing of specifications or requirements, solicitation of offers, decision to award, evaluation of offers, or any other activity pertinent to this procurement is presumed, for purposes hereof, to be in a position to influence this procurement.

For purposes hereof, a person has a material interest if they directly or indirectly own more than 5 percent of the total assets or capital stock of any business entity, or if they otherwise stand to personally gain if the contract is awarded to this vendor.

In accordance with City of Fort Lauderdale, FL Policy and Standards Manual, 6.10.8.3,

> 3.3. City employees may not contract with the City through any corporation or business entity in which they or their immediate family members hold a controlling financial interest (e.g. ownership of five (5) percent or more).
>
> 3.4. Immediate family members (spouse, parents and children) are also prohibited from contracting with the City subject to the same general rules.

Failure of a vendor to disclose any relationship described herein shall be reason for debarment in accordance with the provisions of the City Procurement Code.

NAME	RELATIONSHIPS

In the event the vendor does not indicate any names, the City shall interpret this to mean that the vendor has indicated that no such relationships exist.

No relationships
Submitted from American Facility Services, Inc.

PROPOSAL RESPONSE PAGES - PART IV - BID/PROPOSAL SIGNATURE PAGE

How to submit bids/proposals: It is preferred that bids/proposals be submitted electronically at www.bidsync.com, unless otherwise stated in the bid packet. If mailing a hard copy, it will be the sole responsibility of the Bidder to ensure that the bid reaches the City of Fort Lauderdale, City Hall, Procurement Department, Suite 619, 100 N. Andrews Avenue, Fort Lauderdale, FL 33301, prior to the bid opening date and time listed. Bids/proposals submitted by fax or e-mail will NOT be accepted.

The below signed hereby agrees to furnish the following article(s) or services at the price(s) and terms stated subject to all instructions, conditions, specifications addenda, legal advertisement, and conditions contained in the bid. I have read all attachments including the specifications and fully understand what is required. By submitting this signed proposal I will accept a contract if approved by the CITY and such acceptance covers all terms, conditions, and specifications of this bid/proposal.

Please Note: If responding to this solicitation through BidSync, the electronic version of the bid response will prevail, unless a paper version is clearly marked **by the bidder** in some manner to indicate that it will supplant the electronic version. All fields below **must** be completed. If the field does not apply to you, please note N/A in that field.

Submitted by: _____ 06/07/10
(signature) (date)

Name (printed) Kevin McCann Title: President

Company: (Legal Registration) American Facility Services, Inc. / Atlanta Building Maintenance Company, Inc. in Florida

CONTRACTOR, IF FOREIGN CORPORATION, MAY BE REQUIRED TO OBTAIN A CERTIFICATE OF AUTHORITY FROM THE DEPARTMENT OF STATE, IN ACCORDANCE WITH FLORIDA STATUTE §607.1501 (visit http://www.dos.state.fl.us/).
AFS has Foreign Corporation documents available upon request.

Address: 1325 Union Hill Industrial Court, Suite A,

City Alpharetta State: GA Zip 30004

Telephone No. 770-740-1613 FAX No. 770-475-7720 E-mail: kmccann@bellsouth.net

Delivery: Calendar days after receipt of Purchase Order (section 1.02 of General Conditions): 15 days

Payment Terms (section 1.03): Net 30 Total Bid Discount (section 1.04): 0

Does your firm qualify for MBE or WBE status (section 1.08): MBE __ WBE YES, Certification avail. Upon request.

ADDENDUM ACKNOWLEDGEMENT - Proposer acknowledges that the following addenda have been received and are included in the proposal:

Addendum No.	none, only Q&A's	Date Issued

VARIANCES: State any variations to specifications, terms and conditions in the space provided below or reference in the space provided below all variances contained on other pages of bid, attachments or bid pages. No variations or exceptions by the Proposer will be deemed to be part of the bid submitted unless such variation or exception is listed and contained within the bid documents and referenced in the space provided below. If no statement is contained in the below space, it is hereby implied that your bid/proposal complies with the full scope of this solicitation. HAVE YOU STATED ANY VARIANCES OR EXCEPTIONS BELOW? BIDDER MUST CLICK THE EXCEPTION LINK IF ANY VARIATION OR EXCEPTION IS TAKEN TO THE SPECIFICATIONS, TERMS AND CONDITIONS. If this section does not apply to your bid, simply mark N/A in the section below.
Variances:

N/A

revised 3-23-10

American Facility SERVICES

Janitorial Services, Parks
RFP #505-10521
Fort Lauderdale, FL
June 8, 2010

REFERENCES:

City of Tamarac, Florida

6011 Nob Hill Road
Tamarac, FL 33321-6200
Contact: Troy Gies
Budget and Contracts Manager
Phone: 954-597-3718
Fax: 954-597-3720
EMAIL; TROYG@TAMARAC.ORG
174,996 sq ft. started 01/02/09; 10 Locations

Pinellas County, Florida

Annex Building - 6th floor
400 South Fort Harrison Avenue
Clearwater, FL 33756
Contact: Don Ross
Phone: 727-464-6106
Fax: 727-464-6118
Email: dross@co.pinellas.fl.us
8 bldgs 650k sq ft, started July 1, 2009, term 24 months; $690,650.00
5 bldgs, SouthEast Section Contract 1, Group D, 350k sf, started 11/1/09, $141,421/yr.

Sarasota Manatee Airport Authority

Sarasota Bradenton International Airport

6000 Airport Circle
Sarasota, Florida 34243
Contact: Cheri Alexander
Phone: (941) 359-2770 x4246
Fax: (941) 359-5055
Cell: (941) 915-2024
Email: cheri.alexander@srq-airport.com
Details: 60 month contract 6/1/07-5/30/12; 350,000 sq. ft.

Continued.....

Janitorial Services, Parks
RFP #505-10521
Fort Lauderdale, FL
June 8, 2010

Glynn County
1725 Reynolds St., 3RD Floor
Brunswick, GA 31520
Contact: Paul Christian
Assistant County Administrator
Office: 912-554-7402
Fax: 912-554-7596
Email: pchristian@glynncounty-ga.gov
Started 06/01/08, 10 locations, 8+ buildings + park Rest Rooms, 81,131 sq ft.

City of Peachtree City
151 Willowbend Road
Peachtree City, GA 30269
Contact: Angela Egan
Phone: 770-486-4181
Email: aegan@peachtree-city.org
$62,400/yr, bond requested Nov. 2008, 8 BUILDINGS + Six Park Restrooms, includes Library which is 31,000 sq ft.

Bank of North Georgia

Member FDIC | Equal Housing Lender

10446 Alpharetta Street • Roswell, GA 30075 • 770.751.4746

March 29, 2010

RE: American Facility Services, Inc.
1325 Union Hill Industrial Court, Suite A
Alpharetta, GA 30004

To Whom It May Concern:

Please be advised the Bank of North Georgia is currently engaged in a commercial banking relationship with the above referenced client. This relationship includes a commercial line of credit which can be drawn up to a low 7 figure range.

Their relationship with our bank has been handled in an excellent manner, and American Facility Services, Inc. has exhibited the highest level of character and integrity in their business dealing with the Bank of North Georgia.

If you require further information, please contact me at matthewjohnsen@bankofnorthgeorgia.com.

Sincerely,

Matthew W. Johnsen
Assistant Vice President