



Proposal presented by **NET Facility Services LLC** for The City of Port St.

Lucie - Janitorial Services

eBid: 20250200

7/14/2025





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To Procurement Team et al:

Thank you for the opportunity for **NET Facility Services LLC** to present our program for the service of Citywide Janitorial Services for The City of Port St. Lucie. As an introduction to **NET Facility Services LLC**, and in an effort to provide full transparency to The City of Port St. Lucie, we have included all details for our program and quality control to guarantee success for the city. The city teammates and selfless city service workers occupying the buildings will appreciate our local leadership model along with **NET Facility Services LLC's** self-performance program. We hope you appreciate the detail of the program and offer the opportunity to work together for years to come.

NET Facility Services LLC is pleased to submit our proposal and recommendations for the janitorial services for eBid 20240066 - Janitorial Services. Our objectives are to provide the highest quality Janitorial Services at the fairest possible rates. The plans and methods of achieving these goals are outlined in the enclosed proposal.

Primary among our goals is the development and implementation of an aggressive, pro-active quality control program. New systems for training, monthly project reports, status updates and immediate follow-up, comprise the key points of these programs. We use our experience and expertise to optimize the programs we develop for our accounts.

Personnally and professionally, The City of Port St. Lucie is a priority for **NET Facility Services LLC** and our team. **NET Facility Services LLC** specializes in commercial/private/public, multi-site operations management, and we currently have an outstanding reputation within the industry. We believe that we are best positioned to deliver the high standards required for CofPSL at a most cost-competitive value.

Thank you once again, for the opportunity to present our proposal for Citywide Janitorial Services for The The City of Port St. Lucie.

Thank you,

Michael Tucker

CEO





Letter of Transmittal

Date: 7/14/2025

To: City of Port St. Lucie
Procurement Office

From: Michael Tucker
CEO – *NET Facility Services LLC*
Minority Business Enterprise

RE: Janitorial Services
eBid 20250200

Please find enclosed *NET Facility Services LLC* proposal for City Wide Janitorial Services. Our objectives are to provide the highest quality Janitorial Services at the fairest possible rates. The plans and methods of achieving these goals are outlined in the enclosed proposal. Primary among our goals is the development and implementation of an aggressive, pro-active quality control program. New systems for training, monthly project reports, status updates and immediate follow-up, comprise the key points of these programs. We use our experience and expertise to optimize the programs we develop for our loyal customers.

Regards,

Michael Tucker
CEO - *NET Facility Services LLC*
www.netfslc.com
863.602.4278



About NET FS LLC

As a company, **NET Facility Services LLC's** basic operational philosophy can be broken down into five distinct priorities:

1. High Standards, Ethics and Values
2. Organization, Scheduling, Training and Supervision on an Individual Account Basis
3. Proper Follow-up and Support by Area Operations Managers
4. Automation and a General Receptiveness to New Ideas and Changing Systems
5. Personal Attention to Detail and Customer Relations by Top Management

1. OUR VALUES

- Honesty and integrity are paramount to our company's dealing with all people.
- We place a high priority on the human values of the people with whom we work and the customers we serve. A sense of family, incorporating heart, modesty, pride and growth are reflected in our actions.
- We believe in creating long-term value through continuous investment and development in people, relationships, and technology.
- We are committed, credible, accountable, and professional.
- Personal and company profits will be maximized through growth, pride in our work, and unparalleled service.

2. ON-SITE SUPERVISION AND TRAINING

NET Facility Services LLC has now been associated with various commercial janitorial environments since 2010. During our tenure, we have been able to provide consistent, high quality, value driven program. In our business, quality supervision is the number one reason for a successful program. Strong supervision is the key to a successful cleaning program. We hire full-time supervisors with a preference for promoting from within.

We are not a minimum wage company. In most markets, higher productivity and greater goodwill can be achieved by paying as much or more in wages as the competition allows.

As to a work force, we rely upon supplementing our supervisors with a combination of full and part-time labor. Referral is always the best way to hire. We also advertise in local newspapers, radio stations, and job placement centers. Interviews are then held with each individual job applicant and all prospective employees are screened, and job references are fully checked.



Attracting and retaining quality employees is not easily done within our industry. Therefore, proper orientation and training is a key element of the program we offer. Our employees are shown that their work is important and that they are professionals. They will get a fair wage for a day's work. We talk about our customers and the importance of the service we provide. We show that there is room for advancement within our company.

3. FOLLOW-UP AND SUPPORT

We have designed our operations so that our accounts are serviced regularly by local Operations Managers, from both a cleaning and customer service standpoint. **NET Facility Services LLC** local Operations Managers based throughout central FL. Their collective focus will be on training and supporting the all team members. Moreover, they will visit the property as often as necessary to promote a consistent high-quality level of service

4. SYSTEMS RESEARCH

Federal has always been at the forefront of new systems as they pertain to the commercial/public/private sectors. Among what we consider our most notable achievements are:

- **NET Facility Services LLC** has a unique expertise in the development of quality control and management operating systems. We have successfully created and implemented a full operating systems and training programs for our project managers and shift supervisor.
- **PAYCHEX FLEX ATTENDANCE & TIME KEEPING**
 - This state of the art time keeping system will allow both NET and the client to continuously track real time labor eliminating any and all payroll inefficiencies thus maximizing all applied labor dollars. This system will also monitor who and how many personnel are at the facility and on the campus at any given time.

5. PERSONAL ATTENTION BY TOP MANAGEMENT

Our industry is a detail-oriented and highly subjective business. It is our contention that no one cares as much as top management in the success of a cleaning program.

We have designed our operations to give building management immediate access to **NET Facility Services LLC** upper management in any instance. Often, we consider our customer relationships as a partnership. Therefore, **NET Facility Services LLC** executive management, as well as our local managers, will work with your management team to achieve your objectives.



Values

- **Trust, Honesty, Loyalty and Integrity** - Are paramount as we build relationships with vendors and customers and in dealing with each other, and ALL people.
- **Commitment** - Commitment to deliver a great product, service and other initiatives that impact lives both within and outside the organization. We will not over-promise and under-deliver.
- **Leadership** - The courage to lead from the front and shape the future.
- **Ownership** - Taking ownership of the company, customer success, our actions and behaviors. That's why we self-perform our work.
- **Collaboration** - Collaborating within and outside the company to give the best.
- **Service Excellence** - Giving the best and world class service and achieving excellence each passing day.
- **Balance** - Maintaining healthy life and work balance for workers.
- **Empowerment** - Empowering the employees to take initiative and give the best. Every decision has a financial implication(s).
- **People** - We believe that people are more than commodities, they are the most important assets for our business and yours.
- **Passion** - Putting the heart and mind in the work to get the best and collaboratively working towards the same end game. Give it your best! And never, ever give up.

Vision

We promise to provide you with the best value, service, technology, communication, response, action and follow through for your contract service investment. Our service delivery will continue to be unmatched by any of our competitors. We will continue to be known as the best company in our industry to work for, where employees and customers seek us out for embracing innovation in an industry where innovation is rare.



Self-Performing Organization

NET Facility Services LLC does not subcontract our work. Because we are 100% customer-focused, we take 100% accountability. All work bid and proposed will be self-performed.

"THE NET Facility Services LLC DIFFERENCE"

Our people, our passion, and our performance – we call this the **NET Facility Services LLC** Difference.

Utilizing best practices derived from over 14 years of combined management experience, **NET Facility Services LLC** delivers consistent, high-quality, value-driven programs. We believe that quality supervision along with empowered, well-trained team members are the reason we have such a successful program. Our services will save you headaches, improve your quality and will deliver better value for your budget.

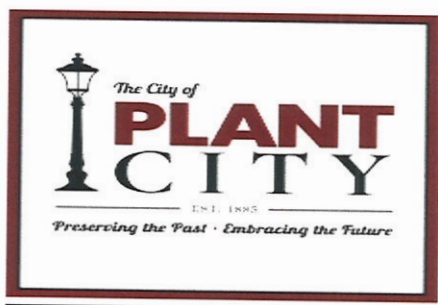


Experience and Qualifications

- 15 years' experience in multi-site janitorial service operations management in Central FL with over 50M in contracts earned and executed.
- MBE – Minority Business Entity
- Over 250 employees in Central Florida Servicing a wide range of wonderful clients
- NET Operations have presence in Port St. Lucie with a current employee base of 25 teammates servicing more than two dozen customers.
- Extensive talent acquisition experience in geographic market specific to proposal
- Diverse customer portfolio + shared best practices = optimal outcomes



- 42 locations serviced through Martin, Port. St. Lucie, and Indian River Counties; Approx. total sq ft 200k
- General Nightly Janitorial Services and Floor Care
- Service conducted after business hours; 6 days a week



- City Wide Janitorial Services including but not limited to: PD, City Hall, Animal Control, County Jail, and various smaller city support locations Approx. 300k sq ft
- Nightly Janitorial Services & Floor care



- City Wide Janitorial Services including but not limited to: PD, City Hall, Animal Control, County Jail, and various smaller city support locations Approx. 400k sq ft
- Provided Day porters at PD and City Hall
- General Nightly Janitorial services



- 18 locations services to include but not limited to: City Hall, Rec Centers, Library and Facilities. Approx total sq ft 150k
- Provided Nightly Janitorial Services and Floor Care
- Services conducted 5 days a week



UnitedHealth Group®

- 10 locations services through Martin, Port St. Lucie, and Indian River Counties. Approx total sq ft 150k
- Provided Nightly Janitorial Services and Floor Care
- Services conducted 5 days a week



locations services through Martin, Port St.

- Service 10K sqft Municipal Golf Course including clubhouse, ballroom, and meeting rooms
- Provided Nightly Janitorial Services and Floor Care
- Services conducted 7 days a week



Training

Our objective and focus are to provide our personnel, cleaners, supervisors and managers with the most up to date training in both basic and advanced procedural disciplines.

We have a formalized training program designed for all new employees. A hardcopy training manual is assigned to the new employee on day one when the training process begins. Initially management personnel teach in a classroom environment which includes video and real-life exercises. Next the employee will be assigned to a training route where the employee will work with a supervisor and be shown step by step every cleaning process required to meet **NET Facility Services LLC** standards.

Quality control reporting and inspecting, while completed for all employees, is done more frequently during the initial training period. On-going training and supervision are then provided as the new hire is brought up to speed. Only when the new employee has shown an acceptable aptitude for each topic will he or she be assigned their own route. Note: On-going training is a vital part of our methodology and continues throughout the duration of the employee's tenure with the company.

Managerial capabilities are enhanced through our Management Training Program, providing information and exercises to help determine and understand leadership styles, people skills, motivational techniques, regulatory requirements, operational guidelines, etc.

Safety Training

Our safety program far exceeds any other in the industry. Monthly Safety Audits and Inspections are conducted nationwide. We thoroughly investigate all claims, including completion of a root cause analysis. In addition, we are proud to conduct Quarterly Safety Committee meetings with participation from different levels of staff, management, and intercompany departmental representatives. We hold Accident Review Board meetings and provide extensive safety training monthly through our Train the Trainer program. Our intensive safety program combined with an aggressive, collaborative effort in claims management lowers our risk exposure and liability for our company and our vendor partners.



Below are the Janitorial Training modules that are documented at the main office in Lakeland, FL available anytime at customers request.

1. Training Section 1: Basic Custodial

- Importance of Cleaning
- PH Scale & Chemical Handling
- Right to Know
- Effective Trashing
- Effective Dusting
- Proper Vacuuming
- Restroom Care & Disinfecting
- Buffing/Burnishing
- Carpet Spotting
- Equipment Care
- Cleaning Systems
- Blood Borne Pathogens & SDS

2. Training Section 2: Advanced Floor Care

- What is Floor Finish?
- Spray Buffing
- Restoring
- Stripping
- Applying Finish
- Extending the Cycle
- Specialty Floors (Ceramic, Marble, Terrazzo, Rubber, Wood)
- Scrub & Recoat

3. Training Section 3: Advanced Carpet Care

- Carpet Types
- Vacuuming
- Spotting Procedures
- Interim Cleaning Procedures
- Restorative Cleaning
- Protectors & Deodorizers
- Indoor Air Quality
- Low Moisture Cleaning

4. Training Section 4: Management Program

- Leadership Principles
- People Skills
- Motivation
- Goal Setting/Goals Roll Down
- Win/Win Confrontations
- RACI
- 7 Steps to Problem Solving
- Building Teamwork
- Value of a Walk Through
- Project Job Specs by Zone or Area
- Employee Evaluation
- Hiring
- Organization
- Time Management / Lost Time Opportunities
- Progress Alert Program
- 8 Management Behaviors
- Budgets
- Quality Controls
- Work Assignments

5. Training Section 5: "Green" Cleaning

- Why Green Cleaning?
- Green Organization
- Myths of green Cleaning
- What is Green Cleaning
- Green Cleaning Procedures
- Implementation

Ladder Safety Training

With the right ladder and proper use, working above ground level should be no problem. Make sure you have an appropriate ladder and use correct technique for placement and climbing. Only choose ladders with the UL seal. Ladders commonly come in three materials: aluminum, wood or fiberglass. Aluminum is the most durable, but will conduct electricity, making it dangerous for use around electricity. Wood may rot. Fiberglass is the best combination of durability and non-conductivity.

Using a Ladder

- Before using a ladder inspect for cracks or broken joints
- Place ladder on a stable, even, flat surface
- When using a A-frame ladder make sure the brace is locked in place
- Secure tall ladders by fastening to prevent movement
- Always face the ladder when climbing up and down
- Keep both feet on the ladder —never put one foot on a step and other on a different surface
- Never step on the top of the ladder
- Never leave ladders unattended
- Ensure that the steps of ladder are free of debris as well as your shoes
- Avoid placing ladder on a slippery surface
- Only one worker at a time on a ladder
- Use both hands when climbing up and down ladder
- It would be safer to carry tools in a tool belt or handed up to you by a co-worker
- Ensure your shoe laces are tied and not hanging
- When working from a ladder DO NOT over reach, this can cause you to lose your balance
- Do not lean a closed step ladder against a wall to do work
- No one should be working under or near your ladder when you are on it. In case you drop something
- When using a ladder near a door, have a co-worker guard the door, lock the door or prop the door open
- When climbing down a ladder remember the LAST STEP.
- When closing a ladder keep your fingers out of the way of the side arms
- When carrying a ladder around a corner ensure the front is held up, so you don't run into anyone
- When a ladder is used as means of gaining height, the ladder must extend 3 feet above it. NEVER STEP ON THE TOP SHELF.
- Do not use ladders in high winds or storms
- Never jump down from a ladder
- When climbing a ladder it is safest to utilize Three Points of Contact because it minimizes the chances of slipping and falling from the ladder. At all times during ascent or descent, the climber must Face the ladder and have two hands and one foot or two feet and one hand in contact with the ladder steps and/or side rails.





BLOODBORNE PATHOGENS

Bloodborne Pathogens (BBP) like “HIV” which causes Aids and “Hepatitis B” (HBV) can be present in:

- Saliva
- Vaginal secretions
- Vomit
- Other body fluids
- Contaminated paper (tissues, toilet paper, hand towels, feminine hygiene products)
- Contaminated ‘sharps’ (needles, glass, forks, knives, etc.)

Bloodborne Pathogens can enter the body through:

- Open cuts
- Nicks, skin abrasions
- Mucous membranes of the mouth, nose or eyes

FBS employees may be exposed to these Bloodborne Pathogens, as cleaning and removing trash from restrooms is part of our daily activity. Cleaning spills of vomit or blood may also put our employees at risk.

Because our employees don’t know what may contain a BBP in it, all employees must take precautions to prevent exposure to these bacteria.

Employees at ALL times must:

- Use protective gloves (not just one – both hands)
- Use rubber gloves when they are removing trash, cleaning bodily spills
- Use eye/face protection (goggles)
- Cover scrapes, cuts and open sores
- Wash hands thoroughly with soap and water immediately after removing gloves
- Tell their Project Manager or Supervisor if they think they have come in contact with a BBP

Disposable gloves may be used ONCE. When removing gloves, turn them in on themselves and put one glove inside the other before discarding.



PERSONAL PROTECTIVE EQUIPMENT

Net Facility Services Managers and Supervisors are required to train each employee in the use of PPE. Employees must be trained to know at least the following:

- When PPE is necessary
- What PPE is necessary
- How to properly put on, take off, adjust and wear the PPE
- Proper care and disposal of PPE

Our employees may be exposed to some hazards that can pose danger to their eyes and face. Eye protection, gloves and masks should be worn when employees are exposed to chemical products or when they are removing trash, cleaning restrooms or cleaning bodily fluids.

Eye protection: Goggles protect against flying objects, splashes from chemical products, bloodborne hazards, and dust.

Face protection: Masks reduce the risk of inhalation of chemical products, bloodborne hazards and dust.

Gloves: Latex gloves should be worn on both hands when patrolling, dusting, or cleaning. Rubber gloves should be worn when cleaning rest rooms, or cleaning up bodily fluids or bloodborne hazards.

Training assistance: Have a pair of goggles, mask and glove available for demonstration.



WORKPLACE SAFETY

It's all about ATTITUDE!

Take Safety Seriously

Every employee must take safety seriously in order to:

- Avoid accidents that can injure or harm employees and customers
- Avoid exposure to our products or bloodborne pathogens by wearing PPE
- Comply with company work rules

When you take safety seriously, you take advantage of the protections available on the job. The safety procedures, equipment, and information FBS provides include:

- Personal Protective Equipment (PPE) such as gloves, masks and protective eyewear
- Emergency planning and response programs (Emergency Evacuation Plan)
- Safety information such as labeling and MSDS
- Monthly training on how to do your job safely

Take a positive attitude towards safety:

- Take personal responsibility for your own safety and that of your co-workers
- Pay attention to training
- Know and follow safety rules
- Use required PPE
- Give work your full attention
- Keep an eye out for safety hazards. Ask yourself, "what could go wrong here?"
- Put your personal feelings and problems aside while you are working
- Urge your co-workers to follow safety procedures
- Ask questions about any procedure that is not clear
- Report any safety hazards immediately

Training assistance: Ask each participant how they will prepare each day to come to work with a safety attitude



HAZARD COMMUNICATION

OSHA's Hazard Communication Standard (or HAZCOM) requires that everyone who works with chemical products has the right to know about its hazards and how to protect against those hazards – and the responsibility to use that knowledge to work safely.

MANUFACTURERS must:

- Determine the physical and health hazards of their products
- Identify those hazards and key safety precautions on chemical container labels and the Material Safety Data Sheets (MSDS)

EMPLOYERS must:

- Develop a written hazard communication program, including a list of chemicals used or stored in the facility
- Train employees to identify chemical/product hazards and to use the information trained to reduce risks
- Assure that all products have proper labels and complete, easily available MSDSs. (An MSDS book must be accessible to all employees. DO NOT keep an MSDS book in a locked room or office)

CHEMICALS/PRODUCTS may have HEALTH Hazards:

- CONTACT: Skin or eye contact which may cause burns, rashes or temporary blindness
- INHALATION: Breathing in vapors or fumes, which may cause dizziness, nausea or inability to breathe
- INGESTION: Swallowing which can cause poisoning or damage to internal organs

CONTAINER LABELING AND MSDS: IDENTIFY Product Hazards

- Employees are required to read the labels carefully before starting any job involving a chemical product
- Labels give a brief summary of the potential hazard
- Never use a product if the label is missing or too damaged to read
- MSDS detail the products hazards and signs of exposure, and the procedures and equipment to use to reduce the risk

CONTAINER LABELING AND MSDS DESCRIBE Safety Precautions and Instructions. Safety information may include:

- Handling and storage requirements (e.g. ventilation, avoiding heat exposure)
- Personal Protective Equipment (PPE) to use when using the product
- Signs and Symptoms of exposure that may cause health problems
- How to handle spills and other emergencies involving the products



Quality Control and Management Operating System (MOS) overview

Primary Quality Control and Reporting functions

- Daily, Weekly, Monthly Site Inspections
- Weekly Employee Training
- Monthly Teammate Performance Reviews

We design a site-specific Management Operating System(MOS) for each facility.

The system focuses on the point of execution where the work gets done, sets standards, assigns accountability and generates follow-up for superior results. It's designed to be simple and effective for the employee and most importantly, for the customer.

MOS Reports

Sample Table of Contents

1. General Job Descriptions
2. Daily Managers Report
3. Daily/Weekly Reports & Check Sheets
4. Project Calendar & Project Record
5. Training Procedures & Training Records
6. Incident Reporting Guide
7. Sweep Sheets, Spill & Restroom Logs
8. Equipment Maintenance Log & Inventory
9. MSDS Basic Training
10. Shift Reporting Specifics to Daily Duties
11. Radio and Key Sign-In/Out
12. Employee Register
13. Daily Progress Report
14. Employee Attendance Record
15. Daily Assignment Sheet
16. Weekly Quality Report
17. Quality Control



Quality Control: Nightly, Weekly, Monthly Inspection (example)

Site Description	
Location: City of Port St Lucie	Property Contact:
Teammate on site:	Signature:
Date of Report:.	Date:
Report Completed by:	

DUST	Satisfactory	Adequate	Poor	COMMENTS
Office Areas				
Heat & Air Vents				
Hallways				
Bookshelves				
Ceiling Fans				
All Light Fixtures				
Over all rating				

CLEAN & DISINFECT	Satisfactory	Adequate	Poor	COMMENTS
High Touch Points				
Restrooms				
Toilets				
Sinks				
Drinking Fountains				
Public Seating Areas				
Horizontal Surfaces				
Storage Area				
Elevator				
Doors				
Turnstyles				
Glass & Mirrors				
Baseboards				
Over all rating				

FLOORS	Satisfactory	Adequate	Poor	COMMENTS
Vacuuming				
Dust Mopping				
Spot Removal				
Carpet Cleaning				
Clean Stairs				
Buff & Reseal				
Tile Floor & Grout				
Over all rating				

	Satisfactory	Adequate	Poor
Dusting			
Cleaning & Disinfecting			
Floors			
Over all rating			

Overall Takeaways and action plan(if needed)

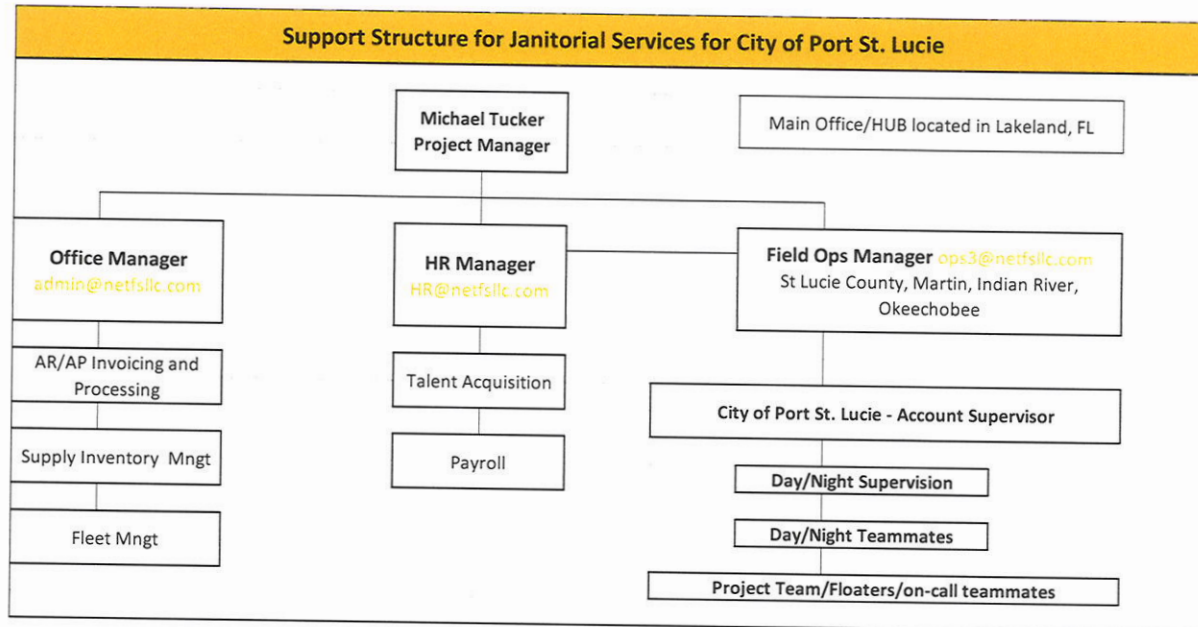


Service Support and Methodology

We at **NET** feel there are 4 key components to achieve high levels of success and consistently meet customer expectations:

- 1.) **LEADERSHIP:** LOCAL Leadership with office staff to support, acquire talent, and field questions from our teammates
Regular direction and training to ensure optimal output.
- 2.) **SUPPORT:** Ample field support and nightly staffing pattern that is executable and MAKES SENSE
- 3.) **EQUIPMENT:** Proper equipment to routinely execute scope of work(SOW)
- 4.) **PREPARATION:** Advanced scheduling of Periodic Work for clear communication and easy tracking. Moreover,

Along with a high level of communication between NET and City of Port St. Lucie, these 4 key components outlined below will allow our mutual success





City of Port St. Lucie Janitorial Leadership and Staffing																		
	7a	8a	9a	10a	11a	12p	1p	2p	3p	4p	5p	6p	7p	8p	9p	10p	11p	12a
Project Manager																		
Field Operations Manager																		
Account Supervisor (M-F)																		
Day Porter 1 (Mon- Fri)																		
Day Porter 2(Mon-Fri)																		
Night Super (W- Su)																		
City Hall Night Super (M-F)																		
City Hall Team of 4 (M-F)																		
Building Department Team of 2 (M-F)																		
PD Team of 3 (M-Su)																		
Public Works Super																		
Public Works Team of 2(M-F)																		
Community Center; Minsky Team of 2 (M-Sun)																		
All other Buildings Team of 3 (M-F)																		
Utilites and facilities Team of 2 (M-F)																		
<p>We are projecting 24 - 27 teammates to execute scope and meet our collective expectations</p> <p>"Floaters" are utilized to fill gaps, cover call offs, and vacations.</p> <p>We execute a Team Cleaning Philosophy. Not a single NET FS LLC Teammate will be left to clean by themselves. In our 15 years experience, we have found this approach aids in service accountability, service delivery, morale, and employee retention</p>																		

Project Manager – Michael Tucker has more than 15 years experience managing contract services across the southeast United States with more than 50M worth of contracts serviced. Michael will be the point person for our Janitorial Services Program. He will ensure scope adherence, staffing training and development, customer satisfaction, attend City Meetings, and prepare written reports and schedules.

Field Operations Manager – Orlando Ramos has more than 5 years experience in janitorial operations management and more than 12 years in the industry. He will provide direct support to staffing levels, equipment and supply needs, training, quality inspections, and general overall support for the health of the contract. Mr. Ramos lives in Port St. Lucie and will be highly involved in day to day operations.

Account Supervisor - Danielle Hernandez is a rising star and has created a career for herself after starting as a general night cleaner with NET. She will be on nightly on site supervisor ensuring scope delivery, staffing levels, proper equipment, and NET employees are properly badged and in uniform.



Equipment List to execute SOW

Equipment List Provided by *NET Facility Services LLC* for The City of Oldsmar

- **Heavy and advanced equipment:**
 - Dodge Ram Promaster Utility Van
 - HEPA Certified Vacuums
 - 17 inch Auto Scrubber
 - 20 Inch Slow speed Floor machine for advance carpet care
 - 17 inch carpet extractor
- **Light equipment for D2D scope execution**
 - 44 Gray Gallon Brute
 - Dolly for 32/44/55 Gallon Round Receptacles
 - Caddy Bag for Receptacle
 - Mop Bucket Wringer Combo
 - Dust Pan and Broom
 - Dust Mop
 - Telescopic Duster
 - Various small supplies: mop heads/handles, microfiber rags, scrub brushes, floor scrapers, gloves, eye wear, etc. to perform ALL daily functions

All general cleaning chemicals will be provided by NET.

Equipment list, type, and quantity subject to change

Chemicals



NET predominately utilizes Diversey products to include but limited to:

Glass Cleaner

Nuetral Floor Cleaner

Floor Cream Cleanser

Non-acid bowl Cleaner

Stainless Steel Cleaner

Multi surface cleaner and disinfectant and germicide



Transition Plan/Start-up Agenda (example)

Date	Action	Responsibility
	Talent Acquisition process begins (If Needed)	NET - HR
TBD	Award of Contract, Letter of Intent	CofPSL
TBD	Equipment ordering authorized	NET - Operations
TBD	Talent Acquisition begins backgrounds, vetting, and interviewing potential new teammate candidates	NET
TBD	ALL Stakeholders contact information sharing/emailed	NET and CofPSL
TBD	Contract Review and execution	NET and CofPSL
October 11th	AR/AP contact information exchanged	NET and CofPSL
	Initial new employee onboarding and pre- start training	NET – HR and Operations
	Confirm Uniform stock and employee sizes	NET – Office Manager
October 18 th	Net Pre-Start Team Meeting: Field Ops, HR, and Supervisors	NET
	Field Ops manager and Supervisors Locations tour	NET
	Confirm materials for equipment drops	NET - Operations
October 25	Gather access materials: hard keys, fobs, codes, etc.	NET - Operations
December 15	Load in day-to day equipment	NET - Operations
November 1 2024	Start Date: Full Cleaning Begins	NET - Operations
November 1 - 3	Load in day-today equipment final locations in RFP	NET – Field Teams
Nov 1 – 15	On- site SOW and Policy Training for all employees	NET - Operations
January 8, 15, 22, 29	Monthly Quality Control audit by CEO/COO	NET – CEO/COO

CONTRACTOR'S GENERAL INFORMATION WORK SHEET / QUESTIONNAIRE
eBID

It is understood and agreed that the following information is to be used by the City to determine the qualifications of prospective Contractor to perform the work required. The Contractor waives any claim against the City that might arise with respect to any decision concerning the qualifications of the Contractor.

The undersigned attests to the truth and accuracy of all statements made on this questionnaire. Also, the undersigned hereby authorizes any public official, Engineer, Surety, bank, material or equipment manufacturer, or distributor, or any person, firm or corporation to furnish the City any pertinent information requested by the City deemed necessary to verify the information on this questionnaire.

Dated at MAIN OFFICE ' LAKE LAND, FL, this 7th day of JUNE 2024 (Location)

Name of Organization/Contractor: NET FACILITY SERVICES

By: MICHAEL TUCKER
Name and Title

1. Corporation, Partnership, Joint Venture, Individual or other?

2. Firm's name and main office address, telephone and fax numbers

Name:

NET FACILITY SERVICES LLC

Address:

4425 HOMEWOOD LANE

LAKE LAND, FL 33811

863 602 4278

Telephone Number:

Fax Number:

3. Contact person: MICHAEL TUCKER Email: ADMIN@NETFSLLC.COM

4. Firm's previous names (if any). NONE 5.
- How many years has your organization been in business? 6
6. Total number of staff at this location: 30 Total number of staff on the Treasure Coast: 100
7. Is the Firm a minority business: YES / NO
- If no, is your company planning to implement such a program? _____
- 8.
- All associated fees are to be included in the base bid.
 - All work shall be done in the strict compliance with ALL Federal , State and Local Agencies " Rules and Regulations".

9. **ADDENDUM ACKNOWLEDGMENT** - Bidder acknowledges that the following addenda have been received and are included in its proposal/bid:

Addendum Number	Date Issued	Addendum Number	Date Issued
1	5/16		
2	5/23		
3	5/28		
4	5/28		
5	5/30		
6	6/3		

10. **BID RESPONSE:**

- 10.1 Bidder will / ~~will not~~ accept the Purchasing Card (Visa).
(Please circle one)

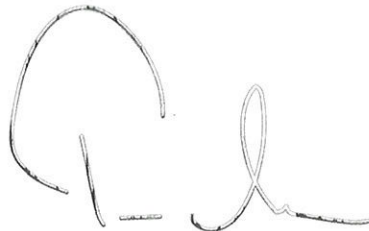
- 10.2 Percentage of discount when payment is made with Visa: 0 %

Please Note: The City has implemented a Purchasing Card Program. The Bidder can take advantage of this program and in consideration receive payment within several days instead of the City's payment terms. This discount is not the price for the acceptance of Visa will be considered in the bid award. If no such discount is given, the City will pay 20% (20%) interest on the amount due.

State of Florida

Minority Business Certification

Is certified under the provisions of
287 and 295.187, Florida Statutes, for a period from:
to



J. Todd Inman
Florida Department of Management Services

Client References

Reference #1

Organization Name:	Cleveland Heights Municipal Golf Course
Location (City, State):	Lakeland, FL
Contact Name:	Brock Witmeyer, General Manager
Telephone:	949.874.7508
Email:	

Reference #2

Organization Name:	City of Plant City
Location (City, State):	Plant City, FL
Contact Name:	Jim Rini
Telephone:	8137072282x2284
Email:	jrini@plantcitygov.com

Reference #3

Organization Name:	MACLAN Corporation
Location (City, State):	Lakeland, FL
Contact Name:	Maegan Wallace
Telephone:	863.581.2397
Email:	maegan@maclan.com

Reference #4

Organization Name:	ESCFederal
Location (City, State):	Chicago, IL
Contact Name:	Robert Walters
Telephone:	214.770.0983
Email:	bwalters@escfederal.com

Reference #5

Organization Name:	City of Oldsmar
Location (City, State):	Oldsmar, FL
Contact Name:	Mike Lavery
Telephone:	813.749.1263
Email:	mlavery@myoldsmar.com

Reference #6

Organization Name:	ALTA Schoolhouse
Location (City, State):	Lakeland, FL
Contact Name:	Thomas Brawner
Telephone:	
Email:	thomas@altaschoolhouse.com

Bidders are cautioned that the anticipated quantities used for this computation will be estimates. The City makes no guarantee as to the actual quantity that will be utilized during the Contract period. A unit price for each item shall be offered shall be shown, and such price shall include packing and shipping unless otherwise specified. A total shall be entered in the "Total" column for each separate item. In case of discrepancy between the unit price and the extended price, the unit price will supersede. The total amount shall be entered on line 11.3 above and entered on the DemandStar web page. The City reserves the right to split the award, if in the City's opinion such a split is in the best interest of the City.

Interpretation of the Approximate Quantities - The Bidder's attention is called to the fact that any estimate of quantities of work to be done and materials to be furnished under the specifications as shown on the proposed form (or elsewhere) is approximate only and not guaranteed by the City. The City does not assume any responsibility that the final quantities shall remain in strict accordance with the estimated quantities, nor shall the Bidder plead misunderstanding or deception because of such estimate of quantities or of the character, location of the work, or other condition pertaining thereto.

11. List five (5) Projects for organizations similar to this project completed by your firm in the last 5 years along with a brief description of project, location of project, clients name, phone number, email, value of contract, your firm's percentage of the total contract value as well as the number of change orders and the total change order value.

DO NOT USE the City of Port St Lucie as a reference.

Project Number 1

Project Name: CITY OF PLANT CITY - CITYWIDE JANITORIAL SERVICES

Description: 21 Municipal Buildings; services provided, but not limited to: Day Porter Services, Night Cleaning Services, Carpet Shampoo & Extracting, & Strip & Waxing Flooring

Location: PLANT CITY, FL

Client Name and Phone Number: JIM RINI 813.707.2348

Email: jrini@plantcitygov.com

Value of Total Contract: \$300,000 / year

Date of Completion: Current

Firm's Percentage of Total Contract: 100%

Number of Change Orders: -

Value of Change Orders: -

Was Project Completed on Schedule: YES

Was Project Completed within Budget? YES

Project Number 2

Project Name: CITY OF OLDSMAR - SANITORIAL SERVICES

Description: PLEASE REFER TO PROPOSAL + REFERENCE PAGE.

Location: OLDSMAR, FL

Client Name and Phone Number:

Email:

Value of Total Contract: \$100,000 / year

Date of Completion: Current

Firm's Percentage of Total Contract:

Number of Change Orders:

Value of Change Orders:

Was Project Completed on Schedule:

Was Project Completed within Budget?

Project Number 3

Project Name:

Description:

Location:

Client Name and Phone Number:

Email:

Value of Total Contract:

Date of Completion:

Firm's Percentage of Total Contract:

Number of Change Orders:

Value of Change Orders:

Was Project Completed on Schedule:

Was Project Completed within Budget?

Project Number 4

Project Name:

Description:

Location:

Client Name and Phone Number:

Email:

Value of Total Contract:

Date of Completion:

Firm's Percentage of Total Contract:

Number of Change Orders:

Value of Change Orders:

Was Project Completed on Schedule:

Was Project Completed within Budget?

Project Number 5

Project Name:

Description:

Location:

Client Name and Phone Number:

Email:

Value of Total Contract:

Date of Completion:

Firm's Percentage of Total Contract:

Number of Change Orders:

Value of Change Orders:

Was Project Completed on Schedule:

Was Project Completed within Budget?

12. How will the Contractor be able to meet the project timeline and budget given the current workload, materials, work force and equipment?

PLEASE REFER TO ATTACHED PROPOSAL FOR
SERVICE METHODOLOGY, LEADERSHIP ORG CHART,
& PROPOSED STAFFING LEVELS.

13. Has the Contractor or any principals of the applicant organization failed to qualify as a responsible Contractor; refused to enter a contract after an award has been made; failed to complete a contract during the past five (5) years or been declared to be in default in any contract or been assessed liquidated damages in the last five (5) years? List the name of project, location, client, engineer, date and reason. Use additional pages if needed.

Total Number of Projects where **Failure** to Complete Work Occurred:

Project Number 1

Project Name:

Project Location:

Client Name and Phone Number:

Engineer Name and Phone Number:

Date:

Reason:

Insert additional projects if needed.

14. Has the Contractor or any of its principals ever been declared bankrupt or reorganized under Chapter 11 or put into receivership?

Yes ()

No (X)

If yes, please explain:

15. List any lawsuits pending or completed within the past five (5) years involving the corporation, partnership or individuals with more than ten percent (10 %) interest: -

NET FS does not have any pending or completed lawsuits.

(N/A is not an acceptable answer - insert lines if needed)

16. List any judgments from lawsuits in the last five (5) years:

NET FS does not have any judgments from any lawsuits.

(N/A is not an acceptable answer - insert lines if needed)

17. List any criminal violations and/or convictions of the Proposer and/or any of its principals:

(N/A is not an acceptable answer - insert lines if needed)

18. List subcontractors and major material suppliers for the project. Include telephone numbers. Insert additional sheets if necessary.

NET will not use any subcontractors

MATERIAL SUPPLIERS:

SUPPLYWORKS

DIVERSEY

GEM SUPPLY

19. The Prime Contractor must

- Have five (5) years experience in the custodial field and two (2) years experience as a Project Manager
YES or NO
- Must Speak ,read and write English fluently
YES or NO
- Must attend meetings with the designated City representatives as required.
YES or NO
- Must have the ability to prepare and maintain written reports and schedules.
YES or NO


Signature

CEO/OWNER
Title



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

7/16/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Acentria Insurance - Lakeland NIC 26 Lake Wire Dr. Suite 1 Lakeland FL 33815	CONTACT NAME: Susan Carden PHONE (A/C, No, Ext): 8638167836 E-MAIL ADDRESS: susan.carden@acentria.com	FAX (A/C, No):
License#: L100460 NETFACI-01	INSURER(S) AFFORDING COVERAGE	NAIC #
INSURED Net Facility Services LLC 4425 Homewood Lane Lakeland FL 33811	INSURER A: Clear Spring Property and Casualty Company	15563
	INSURER B: Capitol Indemnity Corporation	10472
	INSURER C:	
	INSURER D:	
	INSURER E:	
	INSURER F:	

COVERAGES**CERTIFICATE NUMBER:** 128213472**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	Y	Y	CCG-00072494-02	3/7/2025	3/7/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> Y/N <input checked="" type="checkbox"/> N/A (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
B	Bond			CIC1939742	1/3/2025	1/3/2026	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

City of Port St. Lucie, a municipality of the State of Florida, its officers, employees and agents shall be listed as additional insured and shall include Contract #20250200 Janitorial Services.

Additional Insured:

City of Port St. Lucie c/o Paladin Risk Management

Attn: Leyla Assad

275 E Hillcrest Dr Suite #215

Thousand Oaks, CA 91360

CERTIFICATE HOLDER**CANCELLATION**

City of Port St. Lucie c/o Paladin Risk Management
Attn: Leyla Assad
275 E Hillcrest Dr Suite #215
Thousand Oaks CA 91360

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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Request for Taxpayer Identification Number and Certification

► Go to www.irs.gov/FormW9 for instructions and the latest information.

Give Form to the
requester. Do not
send to the IRS.

Print or type.
See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.

NET Facility Services LLC

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only **one** of the following seven boxes.

☒ Individual/sole proprietor or single-member LLC

☐ C Corporation

☐ S Corporation

☐ Partnership

☐ Trust/estate

☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ►

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is **not** disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) ►

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.

4425 Homewood Lane

6 City, state, and ZIP code

Lakeland, FL 33811

Requester's name and address (optional)

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

____ - ____ - ____

or

Employer identification number

9 2 - 2 0 5 4 7 1 1

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign
Here

Signature of
U.S. person ►



Date ►

7/10/2023

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)
Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.

MICHAEL TUCKER

BUSINESS OWNER AND OPERATOR

CONTACT

863.602.4278

mtucker@netfsllc.com

PROFILE

Experienced and educated professional with extensive background in multi-site, multi state operations management. Routinely lead successful day-to-day large scale operations. Responsibilities include, but not limited to: scope adherence, client expectations management, business development, talent recruitment and development, and 3rd party contract management. Previous experience focused within the retail, commercial, and healthcare sectors.

SKILLS

- PORTFOLIO MANAGEMENT
- CUSTOMER SERVICE
- LEADERSHIP DEVELOPMENT
- P&L DISSECTION AND MANAGEMENT
- TALENT IDENTIFICATION/ACQUISITION
- CHANGE MANAGEMENT

EXPERIENCE

NET Facility Services, LLC 2019 - present

Founder and Operator

Developed and implemented strategic operations plan to service locations throughout FL ; Led Client Interaction Strategy as well as monthly and quarterly business reviews; Developed sustainable business model.

Currently operating within the manufacturing, retail, and public entity market segments

MARSDEN Holdings, LLC 2018-2022

Director of Operations - FL

Collaborated with department head counter parts in Sales, Finance, Recruitment, and Safety to develop overarching strategies to ensure company goals were achieved. ; Developed and implemented strategic operations plan for 900 locations throughout FL ; Led Client Interaction Strategy as well as monthly and quarterly business reviews; Maintained operating budget of \$15M ; 99% customer retention rate ; 2020: exceeding PM goals by 20%
Recipient of company award for "Outstanding Operations" for the South Division 2019 and 2020

ESCFederal 2014-2018

Senior Vice President – Central US

Member of the Executive Management Team, Accident Review Board, and Safety Committee
Developed and implemented strategic plan for 52 clients throughout the Central US ; Led Client Interaction Strategy and quarterly business reviews; Led 41 Project Managers and 700 hourly staff

Maintained Operating budget of \$18M; Increased profit margin: 5% 2016 to 2017 ; 98% Customer Retention Rate ; 3M in new project acquisition and management; Responsible for management talent recruitment, development, and training.

Healthcare Services Group 2009 – 2014

Regional Manager – Central FL

Developed and implemented strategic plan for 55 facilities throughout FL
Led 6 Salaried District Managers, 55 Project Managers, and ~ 900 hourly staff
Maintained operating budget of \$25M

EDUCATION

UT – Knoxville

2008-2009

MS - Administration

UT – Knoxville

2007-2009

MBA – Operations and Marketing

Florida Southern College

1999-2001

BS - Business Administration



NOTICE TO ALL PROPOSERS:

To ensure fair consideration is given for all Proposers, it must be clearly understood that upon release of the proposal and during the proposal process, firms, and their employees of related companies as well as paid or unpaid personnel acting on their behalf shall not contact or participate in any type of contact with City employees, department heads or elected officials, up to and including the Mayor and City Council. The "Cone of Silence" is in effect for this solicitation from the date the solicitation is advertised on DemandStar, until the time an award decision has been approved by City Council and fully executed by all parties. Information about the Cone of Silence can be found under the City of Port St. Lucie Ordinance 20-15, Section 35.13. Contact with anyone other than the Issuing Officer may result in the vendor being disqualified. All contact must be coordinated through Nadia Tourjee, Issuing Officer, for the procurement of these services.

All questions regarding this Solicitation are to be submitted in writing to Nadia Tourjee, Procurement Agent I with the Procurement Management Department via e-mail ibarr@cityofpsl.com, or by phone 772-344-4055 Please reference the Solicitation number on all correspondence to the City.

All questions, comments and requests for clarification must reference the Solicitation number on all correspondence to the City. Any oral communications shall be considered unofficial and non-binding.

Only written responses to written communication shall be considered official and binding upon the City. The City reserves the right, at its sole discretion, to determine appropriate and adequate responses to the written comments, questions, and requests for clarification.

*NOTE: All addendums and/or any other correspondence before bid close date (general information, question and responses) to this solicitation will be made available exclusively through the DemandStar's Website for retrieval. All notice of intent to award documentation will be published on the City Clerk's Website. Proposers are solely responsible for frequently checking these websites for updates to this solicitation.

I understand and shall fully comply with all requirements of City of Port. St. Lucie Ordinance .

Typed Name: MICHAEL TUCKER
Signed: [Signature]
Company and Job Title: NET FACILITY SERVICES LLC
Date: 07/10/2025



"A City for All Ages"

E-RFP #20250200
CONTRACTOR'S CODE OF ETHICS

The City of Port St Lucie ("City"), through its Procurement Management Department ("Procurement Management Department") is committed to a procurement process that fosters fair and open competition, is conducted under the highest ethical standards, and enjoys the complete confidence of the public. To achieve these purposes, Procurement Management Department requires each vendor who seeks to do business with the City to subscribe to this Contractor's Code of Ethics.

- ◆ A Contractor's bid or proposal will be competitive, consistent, and appropriate to the bid documents.
- ◆ A Contractor will not discuss or consult with other Vendors intending to bid on the same contract or similar City contract for the purpose of limiting competition. A Vendor will not make any attempt to induce any individual or entity to submit or not submit a bid or proposal.
- ◆ Contractor will not disclose the terms of its bids or proposal, directly or indirectly, to any other competing Vendor prior to the bid or proposal closing date.
- ◆ Contractor will completely perform any contract awarded to it at the contracted price pursuant to the terms set forth in the contract.
- ◆ Contractor will submit timely, accurate and appropriate invoices for goods and/or services actually performed under the contract.
- ◆ Contractor will not offer or give any gift, item, or service of value, directly or indirectly, to a City employee, City official, employee family member or other vendor contracted by the City.
- ◆ Contractor will not cause, influence, or attempt to cause or influence, any City employee or City Official, which might tend to impair his/her objectivity or independence of judgment; or to use, or attempt to use, his/her official position to secure any unwarranted privileges or advantages for that Vendor or for any other person.
- ◆ Contractor will disclose to the City any direct or indirect personal interests a City employee or City official holds as it relates to a Vendor contracted by the City.
- ◆ Contractor must comply with all applicable laws, codes or regulations of the countries, states and localities in which they operate. This includes, but is not limited to, laws and regulations relating to environmental, occupational health and safety, and labor practices. In addition, Contractor must require their suppliers

(including temporary labor agencies) to do the same. Contractor must conform their practices to any published standards for their industry. Compliance with laws, regulations and practices include, but are not limited to the following:

- Obtaining and maintaining all required environmental permits. Further, Contractor will endeavor to minimize natural resource consumption through conservation, recycling, and substitution methods.
- Providing workers with a safe working environment, which includes identifying and evaluating workplace risks and establishing processes for which employee can report health and safety incidents, as well as providing adequate safety training.
- Providing workers with an environment free of discrimination, harassment, and abuse, which includes establishing a written antidiscrimination and anti-bullying/harassment policy, as well as clearly noticed policies pertaining to forced labor, child labor, wage and hours, and freedom of association.

Name of Organization/Proposer NET FACILITY SERVICES LLC

Signature 

Printed Name and Title MICHAEL TUCKER, CEO

Date 07/10/2025

DISCLAIMER: This Code of Ethics is intended as a reference and procedural guide to contractors. The information it contains should not be interpreted to supersede any law or regulation, nor does it supersede the applicable contractor contract. In the case of any discrepancies between it and the law, regulation(s) and/or contractor contract, the law, regulatory provision(s) and/or vendor contract shall prevail.



"A City for All Ages"

E-Verify Form

Supplier/Consultant acknowledges and agrees to the following:

1. Shall utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by the Supplier/Consultant during the term of the contract; and
2. Shall expressly require any subcontractors performing work or providing services pursuant to the state contract to likewise utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by the subcontractor during the contract term.
3. The Contractor hereby represents that it is in compliance with the requirements of Sections 448.09 and 448.095, Florida Statutes. The Contractor further represents that it will remain in compliance with the requirements of Sections 448.09 and 448.095 Florida Statutes, during the term of this contract and all attributed renewals.
4. The Contractor hereby warrants that it has not had a contract terminated by a public employer for violating Section 448.095, Florida Statutes, within the year preceding the effective date of this contract. If the Contractor has a contract terminated by a public employer for any such violation during the term of this contract, it must provide immediate notice thereof to the City.

E-Verify Company Identification Number 2180682

Date of Authorization JUNE 19th 2023

Name of Contractor NET FACILITY SERVICES LLC

Name of Project JANITORIAL SERVICES

Solicitation Number
(If Applicable) 20250200

I hereby declare under penalty of perjury that the foregoing is true and correct.

Executed on JULY, 11th, 2025 in CATELAND (city), FL (state).

[Signature]
Signature of Authorized Officer

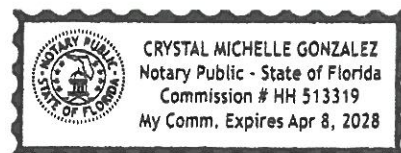
MICHAEL TUCKER, CEO
Printed Name and Title of Authorized Officer or Agent

SUBSCRIBED AND SWORN BEFORE ME

ON THIS THE 11 DAY OF July, 2025.

NOTARY PUBLIC Crystal Michelle Gonzalez

My Commission Expires: April 8, 2028





"A City for All Ages"

NON-COLLUSION AFFIDAVIT
E-RFP #20250200

State of FLORIDA }

County of DOLY }

MICHAEL TUCER, being first duly sworn, disposes and says that:
(Name/s)

1. They are CEO of IVET FACILITY SERVICES the Proposer that
(Title) (Name of Company)

has submitted the attached PROPOSAL;

2. He is fully informed respecting the preparation and contents of the attached proposal and of all pertinent circumstances respecting such PROPOSAL;

3. Such Proposal is genuine and is not a collusive or sham Proposal;

4. Neither the said Proposer nor any of its officers, partners, owners, agents, representatives, employees or parties in interest, including this affiant, has in any way colluded, conspired, connived or agreed, directly or indirectly with any other Proposer, firm or person to submit a collusive or sham Proposal in connection with the contract for which the attached proposal has been submitted or to refrain from proposing in connection with such Contract or has in any manner, directly or indirectly, sought by agreement or collusion or communication or conference with any other Proposer, firm or person to fix the price or prices in the attached Proposal or of any other Proposer, or to secure through any collusion, conspiracy, connivance or unlawful agreement any advantage against the City of Port St. Lucie or any person interested in the proposed Contract; and

5. The price or prices quoted in the attached Proposal are fair and proper and are not tainted by any collusion, conspiracy, connivance or unlawful agreement on the part of the Proposer or any of its agents, representatives, owners, employees, or parties in interest, including this affiant.

(Signed) [Signature]

(Title) CEO



"A City for All Ages"

STATE OF FLORIDA }
COUNTY OF ST. LUCIE) SS:

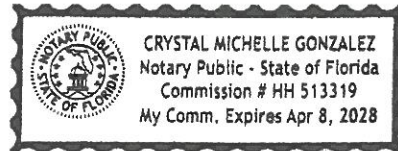
The foregoing instrument was acknowledged before me this (Date) July 11, 2025

by: Michael Tucker who is personally known to me or who has produced
Florida Driver License as identification and who did (did not) take an oath.

Commission No. HH 513319

Notary Print: Crystal Michelle Gonzalez

Notary Signature: [Signature]





"A City for All Ages"

**DRUG-FREE WORKPLACE FORM
E-RFP #20250200**

The undersigned vendor in accordance with Florida Statute 287.087 hereby certifies that

NET FACILITY SERVICES LLC does:
(Name of Business)

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.
2. Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.
3. Give each employee engaged in providing the commodities or contractual services that are under proposal a copy of the statement specified in subsection (1).
4. In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities or contractual services that are under proposal, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of Chapter 893 Florida Statutes or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.
5. Impose a sanction on or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee's community, by any employee who is so convicted.
6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign the statement, I certify that this firm complies fully with the above requirements.

[Signature]
Contractor's Signature

07/10/2025
Date

VENDOR CERTIFICATION REGARDING SCRUTINIZED COMPANIES' LISTS

Vendor Name: NET FACILITY SERVICES LLC
Vendor FEIN: 92 2054711
Authorized Representative's Name: MICHAEL TUCKER
Authorized Representative's Title: CEO
Address: 4425 HOMEWOOD LANE
City, State and Zip Code: LAKELAND, FL 33811
Phone Number: 803.602.4278
Email Address: ADMIN@NETFSLLC.COM

Sections 287.135 and 215.473, Florida Statutes, prohibit Florida municipalities from contracting with companies, for goods or services over \$1,000,000 that are on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or to engage in any Business operations with Cuba or Syria. Sections 287.135 and 215.4725 also prohibit Florida municipalities from contracting with companies, for goods or services in any amount that are on the list of Scrutinized Companies that Boycott Israel.

The list of "Scrutinized Companies" is created pursuant to Section 215.473, Florida Statutes. A copy of the current list of "Scrutinized Companies" can be found at the following link:
<https://www.sbafla.com/fsb/FundsWeManage/FRSPensionPlan/GlobalGovernanceMandates/QuarterlyReports.aspx>

As the person authorized to sign on behalf of the Respondent Vendor, I hereby certify that the company identified above in the section entitled "Respondent Vendor Name" is not listed on either the Scrutinized Companies with Activities in Sudan List; or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List; is not participating in a boycott of Israel; and does not have any business operations with Cuba or Syria. I understand that pursuant to Sections 287.135 and 215.473, Florida Statutes, the submission of a false certification may subject the Respondent Vendor to civil penalties, attorney's fees, and/or costs.

I understand and agree that the City may immediately terminate any contract resulting from this solicitation upon written notice if the company referenced above are found to have submitted a false certification or any of the following occur with respect to the company or a related entity: (i) for any contract for goods or services in any amount of monies, it has been placed on the Scrutinized Companies that Boycott Israel List, or is engaged in a boycott of Israel, or (ii) for any contract for goods or services of one million dollars (\$1,000,000) or more, it has been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or it is found to have been engaged in business operations in Cuba or Syria.

Authorized Signature

MICHAEL TUCKER

Print Name

[Signature]

Signature

**FEDERAL BUREAU OF INVESTIGATION
CRIMINAL JUSTICE INFORMATION SERVICES
SECURITY ADDENDUM - #20250200**

CERTIFICATION

I hereby certify that I am familiar with the contents of (1) the Security Addendum, including its legal authority and purpose; (2) the NCIC Operating Manual; (3) the CJIS Security Policy; and (4) Title 28, Code of Federal Regulations, Part 20, and agree to be bound by their provisions.

I recognize that criminal history record information and related data, by its very nature, is sensitive and has potential for great harm if misused. I acknowledge that access to criminal history record information and related data is therefore limited to the purpose(s) for which a government agency has entered into the contract incorporating this Security Addendum. I understand that misuse of the system by, among other things: accessing it without authorization; accessing it by exceeding authorization; accessing it for an improper purpose; using, disseminating or re-disseminating information received as a result of this contract for a purpose other than that envisioned by the contract, may subject me to administrative and criminal penalties. I understand that accessing the system for an appropriate purpose and then using, disseminating or re-disseminating the information received for another purpose other than execution of the contract also constitutes misuse. I further understand that the occurrence of misuse does not depend upon whether or not I receive additional compensation for such authorized activity. Such exposure for misuse includes, but is not limited to, suspension or loss of employment and prosecution for state and federal crimes.

Printed Name/Signature of Contractor Employee

Date

MICHAEL TUCKER

7/11/2025

Printed Name/Signature of Contractor Representative

Date

NET FACILITY SERVICES LLC, CEO

Organization and Title of Contractor Representative

BID RESPONSE CUSTODIAL SERVICES CONTRACT

*** PLEASE AFFIX SIGNATURE WHERE INDICATED
(FAILURE TO DO SO SHALL RESULT IN THE REJECTION OF YOUR BID)**

By signature on this document, bidder acknowledges and agrees that its offer includes and accepts all terms, conditions, and specifications of the City's bid solicitation as originally published, without exception, change or alteration of any kind, except as may have been published by the City in official amendments prior to this date of submittal.

COMPANY NAME: (Enter the entire legal company name of the bidding entity) (Must be completed)

NET FACILITY SERVICES LLC

DATE: 7/11/2025

*** SIGNATURE:**



PRINT NAME: MICHAEL TUCKER

PRINT TITLE: CEO

ADDRESS: 4425 Homewood Lane

Lake Wales, FL 33811

CITY / STATE:

33811

ZIP CODE:

TELEPHONE #

863 602 4278

EMERGENCY #

TOLL FREE #

FAX #

E-MAIL:

ADMIN@NETFSLLC.COM

APPLICABLE LICENSE(S) NUMBER #

TYPE:

FEDERAL ID #

92 2054711

Net Facilities

City Hall and Public Works

<u>City Hall and Public Works</u>		2025
LOCATION / ADDRESS / SERVICE DAYS PER WEEK / SQUARE FOOTAGE	MONTHLY BID AMOUNT	ANNUAL BID AMOUNT (MONTHLY BID AMOUNT X12 MONTHS)
City Hall (Building A) 121 SW Port St. Lucie Blvd. Port St. Lucie, FL. 34984 Number of Service Days per Week: 5 Square footage: 66,828	\$6,514.72	\$80,586.83
Building Department (Building B) 121 SW Port St. Lucie Blvd. Port St. Lucie, FL. 34984 Number of Service Days per Week: 5 Square footage: 38,734	\$4,537.12	\$56,123.99
Building Department - House 2258 SE Belvedere St. Port St. Lucie, FL. 34984 Number of Service Days per Week: 1 Square footage: 2,112	\$280.09	\$3,464.70
City Health Clinic 2266 Best St Port St. Lucie, FL. 34984 Number of Service Days per Week: 6 Square footage: 1,957	\$928.53	\$11,485.88
Public Works Administration Building #1 450 SW Thornhill Dr. Port St. Lucie, FL. 34984 Number of Service Days per Week: 5 Square footage: 4,400	\$599.46	\$7,415.30
Public Works Building #2 450 SW Thornhill Dr. Port St. Lucie, FL. 34984		

Number of Service Days per Week: 5 Square footage: 11,660	\$512.49	\$6,339.48
Public Works Building #3 450 SW Thornhill Dr. Port St. Lucie, FL. 34984 Number of Service Days per Week: 5 Square footage: 2,400	\$274.76	\$3,398.77
Public Works Building # 4 450 SW Thornhill Dr. Port St. Lucie, FL. 34984 Number of Service Days per Week: 5 Square footage: 4,961	\$228.58	\$2,827.53
Public Works Environmental Division Trailer 450 SW Thornhill Dr. Port St. Lucie, FL. 34984 Number of Service Days per Week: 1 Square footage: 1,080	\$114.00	\$1,410.18
Public Works Sign Shop 1165 Macedo Blvd. Port St. Lucie, FL. 34984 Number of Service Days per Week: 3 Square footage: 1,350	\$297.57	\$3,680.93
Public Works Traffic Operations 821 SW Dwyer Ave. Port St. Lucie, FL. 34984 Number of Service Days per Week: 3 Square footage: 2,008	\$343.50	\$4,249.08
Police Building (Building C) 121 SW Port St. Lucie Blvd. Port St. Lucie, FL. 34984 Number of Service Days per Week: 7 for First Floor and 5 for Second and Third Floors Square footage: 42,783	\$4,635.63	\$57,342.56
Police Evidence Building 121 SW Port St. Lucie Blvd. Port St. Lucie, FL. 34984 Number of Service Days per Week: 1 Square footage: 9,540	\$233.70	\$2,890.86
Police East Station 2000 SE Village Green Dr.		

Port St. Lucie, FL. 34984 Number of Service Days per Week: 2 Square footage: 4,906	\$262.31	\$3,244.76
Police Athletic League 2101 SE Tiffany Ave. Port St. Lucie, FL. 34984 Number of Service Days per Week: 3 Square footage: 4,383	\$791.73	\$9,793.67
Animal Control 1133 SW South Macedo Blvd. Port St. Lucie, FL. 34984 Number of Service Days per Week: 7 Square footage: 3,177	\$463.91	\$5,738.55
City Building 1101 SW South Macedo Blvd. Port St. Lucie, FL. 34984 Number of Service Days per Week: 1 Square footage: 2,089	\$155.95	\$1,929.10
City Building 1615 SE Sunshine Ave. Port St. Lucie, FL. 34984 Number of Service Days per Week: 1 Square footage: 4,181	\$155.95	\$1,929.10
	Total	\$263,851.26

AS-NEEDED SERVICES	HOURLY RATE
Additional Services as requested by City Contract Manager	\$25.00
Hurricane Activation Service, as specified.	\$37.50
Emergency Services, as specified.	\$37.50