

**Competitive Contracting Report  
Recommendation of an Award  
for a Provider to Provide Professional Cleaning, Sanitizing, and Disinfecting of Various  
Buildings for the County of Burlington**

**Burlington County Board of County Commissioners**

**Dated: March 30, 2026**

This report has been prepared in accordance with the requirements for competitive contracting under the “Local Public Contracts Law,” N.J.S.A. 40A:11-4.1 et seq.

The Burlington County Board of County Commissioners, (“the Board”), with the assistance of legal counsel, the County Purchasing Agent, and the Department of Engineering staff, undertook the solicitation of competitive proposals for the award of a contract to provide cleaning services to various buildings throughout the complexes of offices for Burlington County. The requirements for these services were outlined in the Board’s Request for Proposals (“RFP”) entitled “REQUEST FOR PROPOSALS PROFESSIONAL CLEANING, SANITIZING AND DISINFECTING OF VARIOUS BUIDLINGS FOR THE COUNTY OF BURLINGTON RFP-25-0030B.” The solicitation was issued in conformance with the competitive contracting process, pursuant to N.J.S.A. 40A:11-4.1 et seq.

The Request for Proposal was issued by the Board on December 10, 2025, and it was duly advertised in the Burlington County Times and published on the Burlington County e-procurement website <https://burlcobids.ionwave.net/>. Proposals were due on February 26, 2026, at 10:30 a.m., on the Burlington County e-procurement website <https://burlcobids.ionwave.net/>. 9 proposals were submitted, from Hudson Community Enterprises, Maverick Building Services, Talarico Building Services, Kleen-Tech, S.J Services, Pritchard Industries LLC, OTC Services, Sparks Cleaning Services and Conover Building Maintenance.

The Board established criteria for the review of the proposals, with an award of the contract to the entity that best satisfied those criteria, and the weight assigned to each. A short description of each of the criteria, along with the corresponding points, are as follows: (A full description of the criteria can be found within the RFP):

**1. Professional Experience (45 points)**

Evaluate based on qualifications and license as requires. Experience should include all aspects listed in the proposal and should include the experience in cleaning facilities similar in scope and size.

## **2. Cost Proposal (35 points)**

Provision of adequate explanation of charges and fees demonstrate a clear understanding of the scope of work and related objectives and provide a complete and responsive proposal. Documentation of past performance.

## **3. Samples (10 points)**

If samples are requested and submitted, evaluate and confirm compliance.

## **4. Completeness of Proposal (10 points)**

Evaluate based of the documentation submitted with the proposal

As set forth above, the Board received nine proposals in response to the RFP: from Hudson Community Enterprises, Maverick Building Services, Talarico Building Services, Kleen-Tech, S.J Services, Pritchard Industries LLC, OTC Services, Sparks Cleaning Services and Conover Building Maintenance. All nine proposals contained all required proposal forms that were required by the RFP. These forms included an original and copy of the bid guarantee, an original and copy of the consent of surety, performance guarantee statement, anti-discrimination statement, statement of ownership disclosure, disclosure of investment activities in Iran form, non-collusion certification equal, mandatory equal employment opportunity language questionnaire, proposal form with signature page, eligibility and evaluation documentation required per the specifications, sample of invoice with breakdown of labor hours and location and receipt of addenda. None of the respondents proposed any material deviations to the terms, conditions, or requirements of the RFP.

### Hudson Community Enterprises proposal

Hudson Community Enterprises proposal contained a very thorough explanation of the scope of their expected services. The services themselves were explained in an easily understood and comprehensive summary. Hudson Community Enterprises is a 501-(C3) non-profit organization who provides pre-vocational and vocational training and were established in 1957. They currently service over 100 accounts and provide services to State and government buildings throughout New Jersey. Their per square foot cost was the lowest of the proposers. Hudson Community Enterprises demonstrated the necessary experience and capability to help provide the services required in the request for proposal. For the reasons listed above the committee deems Hudson Community Services the most responsive and responsible of the nine proposers

### Maverick Building Services

Maverick Building Services proposal demonstrated a general ability to perform within the requested scope of services, however their cost per square foot was in the middle range of all the proposals. Their price per square foot was considerably higher than four of the other proposers, for this reason they were third in the rankings and while they were the incumbent for the last five plus years their price prevented the members of the selection committee to accept the firm's proposal as the most advantageous for the County.

### Talarico Building Services, Kleen-Tech, S.J. Services, Pritchard Industries, LLC., OTC Services, Sparks Cleaning Services, and Conover Building Services

The above proposals all demonstrated an ability to perform the requested scope of services; however, their cost, product compliance and the completeness of their proposals fell well under the average of the 2 proposals listed above.

Total combined scores are as follows:

Hudson Community Enterprises: 280  
Maverick Building Services: 245.33  
Talarico Building Services: 229.06  
Kleen-Tech: 236.12  
S.J. Services: 221.34  
Prichard Industries, LLC.: 213.67  
OTC Services: 205.00  
Sparks Cleaning Services: 215.41  
Conover Building Maintenance: 195.45

Based on the foregoing, the proposal selection committee determined that Hudson Community Enterprises proposal is the most advantageous, price and other factors considered, and the committee therefore recommends the award of the contract for Professional Cleaning, Sanitizing and Disinfecting of Various Buildings for the County of Burlington to Hudson Community Enterprises.

This recommendation was presented to the Board of County Commissioners and was accepted, the Board recommended awarding a contract for Professional Cleaning, Sanitizing and Disinfecting of Various Buildings for the County of Burlington at a special meeting advertised in accordance with N.J.S.A 10:4-6 on March 30, 2026, at 9:00am via Webex.

A copy of the proposals, along with a copy of this Report, are available for public inspection in the offices of the Burlington County Finance Department, Division of Purchase, during normal business hours. The County contact for public inspection is:

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