2025

CleanSpace

Proposal

Prepared For:

The City of Deltona

2345 Providence Blvd. Deltona, Florida 32725

Kate Duffy

Date Submitted: 10/2/2025

Our Mission:

"To empower employees to deliver clean spaces that positively impact businesses and communities."



800.499.0116



cleanspaceonline.com



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Executive Summary

To Whom It May Concern,

We are pleased to submit our bid to The City of Deltona, we have included all the necessary documents in this bid package. The City of Deltona attention to our submission is greatly appreciated.

Clean Space is headquartered in Coral Springs, Florida, but we service the entire state of Florida with satellite offices in central, west, and North Florida. We are an owner-managed business dedicated to delivering top-quality cleaning services and providing an outstanding customer experience. Our Federal Tax ID Number is 32-0338631.

Our investment in advanced technology, including our own custom facility management software, distinguishes us in the industry by enhancing transparency and efficiency across our operations, enabling us to consistently deliver quality service and an exceptional customer experience, features include:

- Clock-In/Out System: Our cleaners use GPS-enabled smartphones to accurately record their work hours.
- 2. **Customized Cleaning Tasks:** Cleaners can access their specific cleaning tasks through our app, which can be translated into their native language and tailored to their role and location.
- 3. **Supervisory Alerts:** Supervisors are promptly notified when cleaners are running late for a shift or when new work orders are created, allowing for swift action.
- 4. Supply Requests: Cleaners can conveniently request supplies through our smartphone app.
- 5. **Inspection Reports:** Supervisors perform inspections directly from the app, and clients receive detailed PDF reports via email, complete with photos, comments, and recommendations.
- 6. **Client Communication:** Clients can download our app to use to submit service requests, and send feedback, or comments, with our commitment to receiving a response within 10 minutes or less.

We are proud to offer all these capabilities at no additional cost to our clients. Clean Space is fully prepared to efficiently and accountably meet and exceed your facility cleaning needs.

Sincerely,



W((kos))

Matt Giunco CEO



Clean Space History

Company Name: Clean Space LLC

Established: April 11, 2011

Headquarters: Coral Springs, Florida

Areas Serviced: State of Florida

Services Provided:

Clean Space provides comprehensive janitorial services, specializing in government facilities, commercial buildings, office spaces, and multi-family residential complexes. We serve over 200 cities and counties and have more than 900 clients across Florida, maintaining a client retention rate of 97%. Our operations are designed to accommodate large-scale projects, including stadiums, airports, convention centers, and parks and recreation facilities, with the ability to respond quickly, even on short notice.

Certifications & Technology:

We are committed to sustainability through green cleaning practices. Our technology ensures accountability, including GPS-locked locations for employees, automated inspections sent directly via email, and real-time online tracking of work orders. These systems allow us to maintain transparency and ensure the highest level of service.

Workforce & Training:

With over 750 employees, Clean Space maintains a well-trained workforce. Every employee undergoes a rigorous training to familiarize themselves with the specific needs of the facility they are assigned to. This ensures our team is well-prepared and focused on delivering top-tier cleaning services.

Notable Projects:

Clean Space has provided janitorial services for major venues such as stadiums with capacities of up to 80,000 people, airports, and convention centers. These projects demonstrate our ability to manage large-scale, high-demand environments. For more details, please refer to the sections on related experiences.

Core Values (SPIRIT):

- · Service: Provide exceptional services.
- People: Support and value our employees.
- · Integrity: Always do what is right.
- · Results: Focus on meeting and exceeding goals.
- · Inspiration: Inspire and motivate our teams.
- Teamwork: Work together and support one other.

Mission Statement:

"To empower employees to deliver clean spaces that positively impact businesses and communities."



Related Experience & Clean Space Locations

Clean Space proudly serves hundreds of locations in Florida since 2011, our team boasts over three decades of combined experience in the commercial cleaning industry. We have earned a well-deserved reputation in the janitorial sector for our professionalism, extensive industry knowledge, exceptional courtesy, swift response times, and unwavering reliability.

Our track record includes successfully managing accounts encompassing over 2,000,000 square feet throughout Florida, and we have extensive familiarity with facilities similar to those in The City of Deltona.

Clean Space provides services to a great number of public institutions and locations such as City Halls, Police Departments and Public Parks and Recreation, Clean Space's current clients include:

٠	Indian	River	County
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- Boynton Beach
- Florida's Turnpike
- Martin County
- Miami Dade County
- Sarasota County
- North Port
- · Village of Indiantown
- Lauderhill
- Iuno Beach
- · Miami Dade Police Department

Fort Lauderdale

- Clearwater
- Town of Jupiter
- Sebastian
- Bal Harbor
- · South Miami
- · Vero Beach
- · Village of Royal Palm Beach
- · The Bay
- Broward Housing Authority
- Miami Animal Service

Pinellas County

- West Melbourne
- Pembroke Park
- Hallandale Beach
- Florida Wildlife & Fish
- · Dania Beach
- Coral Gables
- Fort Pierce
- Hialeah
- Hollywood
- The College of the Florida Keys

CORPORATE HEADQUARTERS

3764 NW 124TH AVE

CORAL SPRINGS

FLORIDA, 33065

SATELLITE OFFICE LOCATIONS

2000 16TH AVENUE	VERO BEACH	FLORIDA, 32960
2308 SW ABALONE CIRCLE	PORT SAINT LUCIE	FLORIDA, 34953
3655 KELLER CIRCLE	TARPON SPRINGS	FLORIDA, 34688
2100 EAST LAUREL STREET	SARASOTA	FLORIDA, 34237



Clean Space References

Clean Space acknowledges and comprehends The City of Deltona requirements, which include the authority to assess our proposal based on our historical performance and prior interactions with The City of Deltona, as part of our experience criteria.



MARTIN COUNTY PARKS & RECREATION								
SERVICE TYPE: TOTAL SQUARE FOOT: NUMBER OF LOCATIONS: ESTIMATED COST PER YEAR								
Janitorial Services	500,000	51	\$250,000					
CONTACT: Parks Mgr.	Steve Monteith - 772.285.05	Steve Monteith - 772.285.0530 - Smonteit@martin.fl.us						
CONTRACT TERM:	2017 - Ongoing	2017 - Ongoing						



CITY OF MELBOURNE							
SERVICE TYPE:	TOTAL SQUARE FOOT: NUMBER OF LOCATIONS: ESTIMATED COST PER YEAR:						
Janitorial Services	130,000	14	\$170,000				
CONTACT: Purchasing Mgr.	Dave Lindsay - 321-608-5502 / 321-288-7639- dave.lindsay@mlbfl.org						
CONTRACT TERM:	2024 - Ongoing						



BOYNTON BEACH							
SERVICE TYPE: TOTAL SQUARE FOOT: NUMBER OF LOCATIONS: ESTIMATED COST PER YEAR:							
Janitorial Services	500,000	49	\$700,000				
CONTACT: Deputy Director	Annalie Holmes - 561-895-132	Annalie Holmes - 561-895-1322 - holmesa@bbfl.us					
CONTRACT TERM:	2017 - Ongoing	2017 - Ongoing					





CITY OF NORTH PORT								
SERVICE TYPE:	TOTAL SQUARE FOOT:	NUMBER OF LOCATIONS:	ESTIMATED COST PER YEAR:					
Janitorial Services	600,000	20	\$300,000					
CONTACT: Facilities Mgr.	Kim Humphrey - 941.223.29	Kim Humphrey - 941.223.2900 - Khumphrey@northportfl.gov						
CONTRACT TERM:	2022 - Ongoing							



THE COLLEGE OF THE FLORIDA KEYS								
SERVICE TYPE:	TOTAL SQUARE FOOT: NUMBER OF LOCATIONS: ESTIMATED COST PER YEAR:							
Janitorial Services	250,000	5	\$300,000					
CONTACT: Maint. Mgr	Tamrah Hill - 305.809.3141 -	Tamrah Hill - 305.809.3141 - tamrah.hill@cfk.edu						
CONTRACT TERM:	2022 - Ongoing							

The following locations are existing client sites with ongoing daily service and active contracts in place. Additional references can be provided upon request.



Resumes

Matt Giunco

Operations Manager - Clean Space, Inc.

Parkland, FL 33076 mattgiunco@icloud.com - 9548805188

To obtain employment with a Company that will allow me to use all my skills and abilities.

Abilities

- Bookkeeping skills
- More than 15 years of Account management experience
- · Work well under pressure
- · Computer literate (M/S Office Suite, Internet, Excel, Word PowerPoint)
- Fully Tri-lingual (English Spanish Portuguese)

Authorized to work in the US for any employer

WORK EXPERIENCE

Operations Manager

Clean Space Commercial Cleaning Service - Coral Springs, FL US - April 2011 to Present

- · Responsible for overall company operations from scheduling, new accounts, to special projects
- · Create new systems and protocol for efficiently provide all of the cleaning services
- · Create proposals for new prospects and evaluate and sign contracts
- Ensure management team is following systems of operations set at the standard level

Area Supervisor

Execu Clean - Parkland, Fl, US - January 2007 to April 2011

- Managed crew of 30 cleaners
- · Responsible for inspecting quality of work
- · Scheduling of services and special projects
- Meeting with customers to ensure service quality was satisfactory
- Trained employees as needed
- · Looked for new work opportunities

Lead Cleaner

The Master's Touch - April 2005 to January 2007

- · In charge for the service quality of a large charter school
- Performed janitorial services to designated areas
- inspected on site work once job was completed



Resumes

LINA M. HERNANDEZ

786-499-6520 Hernandez39@live.com

SUMMARY OF QUALIFICATIONS

- Leadership Management, Human Resources, Marketing and organizational experience.
- Ability to detect problems and to find quick and effective solutions.
- Well-organized and professional skilled in working with office support.
- Outstanding diplomacy that consistently produces win-win results.
- Ability to work in a fast-paced team environment as well as focus on individual projects.
- Good communication skills.
- A fast learner who is dedicated, loyal and willing to work hard to achieve goals.
- Technology Integration.

SKILLS

QuickBooks, Microsoft Office, Clover System sales application, Outlook, Notary Public, Swept App

EXPERIENCE

Clean Space Inc-

Regional Manager Public Accounts

- Responsible for the overall direction, coordination, implementation, execution, control, and completion of the Custodial Services Contract ensuring consistency with company strategy, commitments, and goals.
- Manage project resource allocation
- Plan and schedule project timelines
- Track project deliverables using appropriate tools
- Constantly monitor and report on the progress of the project to Corporate Office
- Oversee quality assurance program
- Prepare and submit reports defining project progress, problems and solutions as required by the customer and the Corporate Office

Kelly Janitorial Systems, Inc

Project Manager

Address all client needs in an accurate and timely manner

- Lead the planning and implementation of the contract
- Facilitate the definition of project scope, goals, and deliverables
- Define project tasks and resource requirements
- Assemble and coordinate project staff
- Manage project budget
- Implement and manage project changes and interventions to achieve project success
- · Communicate daily with the Contracting Officer Representative
- · Identify customer's "hot spots" and ensure that they are taken care of on a daily basis
- Provide direction and support to the management team daily



Service Initiation Strategy

Clean Space will make sure that we do everything the contract says we should. We have very experienced team of managers, supervisors, and leaders who will help with the transition to ensure things go smoothly. The City of Deltona satisfaction and the quality of our janitorial services are very important to us.

Clean Space will strictly adhere to the requirements outlined in The City of Deltona. Our teams will receive comprehensive training covering all aspects of facility maintenance, including regular janitorial tasks and specialized services like carpet cleaning and floor waxing.

We will establish a cleaning schedule and assign shifts well in advance of the start date. Additionally, we will deliver all necessary cleaning equipment, agents, and supplies before the commencement of our services. Clean Space takes pride in ensuring a smooth startup phase.

Clean Space, Inc. is fully committed to delivering the services specified in The City of Deltona as required.

PREPARATION BEFORE SERVICE BEGINS

Before we commence with our cleaning services, several important steps will be taken to ensure a smooth and effective start:

- 1. **Cleaning Schedules:** We will create individual schedules for each of our cleaning team members at all serviced locations. These schedules will be shared with you for your review and final approval.
- Staff Training: Our cleaning staff will receive training on the layout of the facility, including the specific areas where cleaning services are required and the locations of cleaning supply closets. If necessary, our staff will also be trained on how to securely lock and secure the building at night.
- 3. **Staff Information:** Before we begin our services, we will provide you with a list of our staff members' names. Our objective is to make the transition period as seamless as possible, ensuring that you receive quality service and exceptional customer care right from day one.

These preparatory measures are part of our commitment to delivering high-quality janitorial services and ensuring your satisfaction with our services from the very beginning.

SUPPLIES, EQUIPMENT & WORK HOURS

Clean Space is committed to ensuring a comprehensive work plan that covers all aspects of your janitorial needs:

- Cleaning Supplies and Equipment: We will provide all the necessary cleaning agents and equipment as
 per the contract requirements. This includes a full range of cleaning products and tools to effectively
 complete the job.
- 2. **Consumable Supplies:** If required by the contract, Clean Space will also supply consumable items such as paper products, plastic products, and soap. Before placing our first order, we will provide you with samples of these products for your approval to ensure their quality meets your standards.
- 3. **Service Hours:** Clean Space will service all locations specified in the contract, whether during the day or at night. We are flexible and will adhere to the scheduled days and hours outlined in the contract based on your preferences and requirements.



Our goal is to provide a comprehensive and hassle-free janitorial service that includes everything you need to maintain a clean and hygienic environment for your facilities. We are dedicated to meeting your expectations and ensuring the highest level of service quality.

MANAGEMENT TEAM

Clean Space is dedicated to providing top-notch janitorial services, and to ensure this, we have a comprehensive supervision and management plan in place:

- 3. **Dedicated Supervisor:** We will assign a dedicated supervisor who will oversee and train our staff at all locations. Their role includes ensuring the quality of work, facilitating the onboarding process for new cleaners, and addressing any issues or concerns promptly.
- 4. **Project Manager:** In addition to the supervisor, a project manager will be assigned to your account. The project manager will serve as the main point of contact and oversee the overall management of the cleaning services.
- 5. **Direct Communication:** For your convenience, we will provide you with a direct contact number to reach the project manager and/or supervisor. This direct line of communication ensures that you can easily get in touch with us for any questions, feedback, or immediate needs.

Our commitment to effective supervision and management is designed to guarantee the highest level of service quality and to provide you with direct access to our team whenever necessary. Your satisfaction is our priority.

INSPECTION PROCEDURES

To ensure the highest standards of cleanliness and service quality, Clean Space has implemented a rigorous inspection process:

- Unannounced Inspections: Our project manager and supervisor will conduct unannounced inspections
 at various times throughout the day. This approach ensures that Clean Space staff remains alert and
 unaware of when inspections will take place, promoting consistent performance.
- Smart Tablet Technology: Our managers and supervisors will utilize dedicated smart tablets for
 inspections. These tablets are equipped with custom-made inspection forms tailored to each serviced
 location. During inspections, they will capture pictures and provide comments as needed.
- 3. **Instant Reporting:** After each inspection, the findings, including pictures and comments, will be uploaded onto the smart tablets. Instantly, PDF reports summarizing the inspection results will be generated and sent directly to the client via email.

This proactive inspection process guarantees that we maintain a high level of service quality and enables prompt action to address any issues or areas in need of improvement. Clean Space is dedicated to transparency and accountability in delivering exceptional janitorial services.



FIRST DAY AND THE FIRST WEEK OF SERVICE

During the first day and week of our service, Clean Space is committed to providing you with an exceptional experience:

First Day:

- At no additional cost to you, we will deploy additional cleaning teams to perform an initial deep cleaning
 of your facility. This special service is extended to all our new clients.
- Our goal is to create an immediate and noticeable improvement in the cleanliness of your space, ensuring that your personnel can experience the difference right from day one.

First Week:

- Throughout the first week, we will continue to maintain a heightened level of cleaning to help your facility reach the desired standard.
- This approach helps alleviate the initial challenges and workload that come with learning the nuances of a new facility, making the transition smoother for our regular cleaning teams.

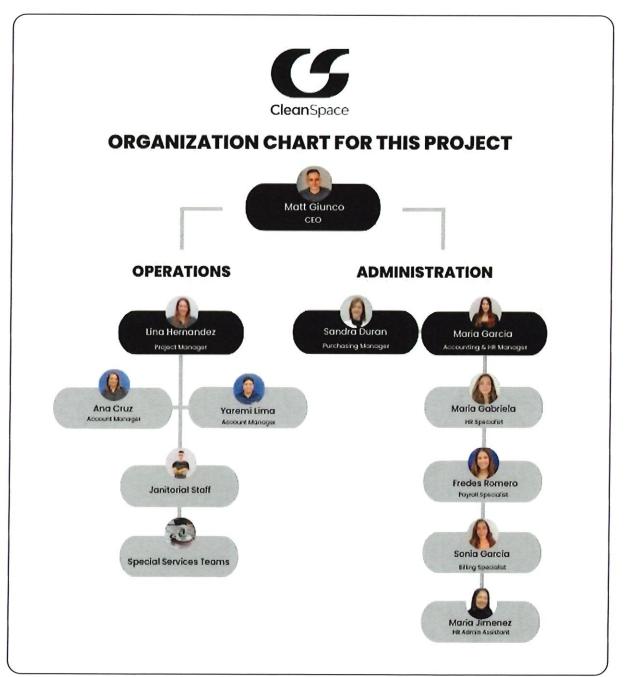
Our commitment to providing this startup and phase-in schedule demonstrates our dedication to delivering top-quality janitorial services and ensuring your satisfaction from the very beginning of our partnership.



Cleaning Crews & Management Team

Clean Space acknowledges that the management team and key team members designated for The City of Deltona, as detailed above, will not be replaced or substituted without obtaining explicit consent from The City of Deltona. Additionally, Clean Space ensures that the assigned managers, supervisors, and team leaders possess proficiency in both English and Spanish, encompassing speaking, writing, and reading abilities.

Clean Space also affirms that the individuals listed below will carry out all necessary background checks, including level 2 background checks. Please refer to the proposed organizational chart for this project provided below.





Effective onsite management is vital for a successful outcome of this cleaning project. Clean Space will have an experienced Project Manager and supervisory team. Together, they will oversee our operations for The City of Deltona, including routine, periodic, and particular event tasks. The bullet list below details our staffing plan and responsibilities for each role.

PROJECT MANAGER:

- · Oversees service delivery and ensures service quality.
- · Acts as the primary on-site contact for facility administration.
- · Ensures appropriate staffing levels for recurring tasks.
- · Conducts regular inspections to maintain quality standards.

LEAD SUPERVISOR:

- · Supervises and guides service workers in their duties.
- · Organizes and coordinates staff training activities.
- · Ensures sufficient staffing levels for periodic tasks.
- · Conducts routine inspections to monitor work quality.

CLEANING CREWS & FLOOR TECHS (DAY & NIGHT):

- · Assigned to buildings based on square footage requirements.
- · Maintains cleanliness in restrooms and common areas throughout the day.
- · Adheres to standard procedures for Park Restroom maintenance as per the assigned scope of services.
- · Assists with setting up and dismantling special events.
- Performs nightly cleaning duties by the specified scope of services.

Support from Offsite Management

In addition to our onsite team, we have offsite support staff to provide extra resources and oversight, further ensuring the quality of our services. Our offsite team handles administrative tasks like payroll, human resources, recruitment, special services scheduling, and quote creation, allowing seamless day-to-day operations.







Safety & On the Job Training

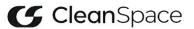
At Clean Space, we understand that employee training is the cornerstone of accident prevention and safety awareness in our janitorial services. We believe that by investing in developing our team's safety knowledge, we can significantly reduce accidents and create a secure working environment. Here's how we personalize our approach:

SAFETY TRAINING

Here are essential safety rules and practices that all employees at Clean Space are trained on and must adhere to, regardless of their work assignment:

- 1. Safety in Movement: Avoid running, watch your step, and maintain balance to prevent accidents.
- 2. **Emergency Preparedness:** Familiarize yourself with evacuation procedures and the location of fire extinguishers, fire alarms, and emergency equipment.
- 3. **Prompt Reporting:** Report hazardous conditions, broken equipment, and defective tools immediately to your supervisor, principal, or superintendent for prompt correction.
- 4. **Electrical Safety:** Never overload electrical circuits; avoid plugging heating appliances into surge protectors.
- 5. **Professional Conduct:** Maintain professionalism; avoid horseplay, fighting, teasing, or practical jokes in the workplace.
- 6. **Proper Equipment Use:** Use designated ladders or work platforms; never substitute with chairs, carts, or other items.
- 7. **Equipment Handling:** Seek operating instructions for unfamiliar machinery, return tools to their proper places, and disconnect electrical cords safely.
- 8. Stairway Safety: Use handrails when navigating stairways.
- 9. **Glass Handling:** When handling broken glass, use a dustpan; for particles, wear gloves or a wet paper towel—never touch with bare hands.
- 10. **Spill Management:** Immediately clean up spills, regardless of the responsible party. If unable to clean, report it promptly.
- 11. **Safe Storage:** Use authorized safety containers to store combustible, flammable, or hazardous materials in approved cabinets or rooms.
- 12. Information Access: Material Safety Data Sheets (MSDSs) will always be available in-app and closet.
- 13. Ladder Safety: Inspect and set up ladders properly before use.
- 14. **Zero Tolerance:** Alcohol, narcotic drugs, or derivatives are strictly prohibited in the workplace and may lead to immediate termination.
- 15. Ask When Unsure: Use common sense; don't hesitate to ask if you're uncertain.
- 16. Lift with Care: Lift objects correctly and within your capacity to prevent injuries.

On-the-job injuries, employees must promptly report accidents to their supervisor. Failure to do so may delay the processing of claims. Clean Space is committed to ensuring our employees safety, and we promptly report accidents requiring medical treatment to the appropriate authorities. Our employees safety and well-being is our top priority.



ON THE JOB TRAINING

Clean Space is committed to delivering exceptional services. Our training program ensures our staff's proficiency in providing the services you need. Here's a concise overview of our training process:

1. Orientation and Onboarding:

· Comprehensive onboarding covers company policies, roles, and cleaning procedures.

2. Task Analysis and Demonstrations:

We analyze and demonstrate specific cleaning tasks and procedures about the cleaning duties.

3. Practical Application and Supervision:

New employees practice under supervision for efficient and effective performance.

4. Equipment and Chemical Training:

· Training includes safe handling of cleaning equipment and chemicals.

5. Quality Assurance:

 Staff is trained to maintain high cleanliness and quality standards by following custom cleaning checklists.

6. Specialized Training:

• We provide specialized training for unique cleaning requirements such as uncommon cleaning services like carpet cleaning strip wax.

7. Communication and Reporting:

Training includes effective communication and prompt issue reporting.

8. Documentation and Continuous Learning:

• We maintain records and ensure ongoing training for up-to-date practices. We retrain existing staff every three months to ensure they are up to date with all of the requirements listed here in this section.

Rest assured, Clean Space's well-trained staff is dedicated to providing exceptional janitorial services tailored to your facility's needs. Your satisfaction and a clean environment are our top priorities.









Financial Stability

Clean Space is well-equipped to meet the financial requirements outlined by The City of Deltona. Our strong financial position enables us to consistently pay our employees and suppliers on time.

Clean Space and its parent company Alliance Building Services closed 2024 with revenues exceeding \$250 million.

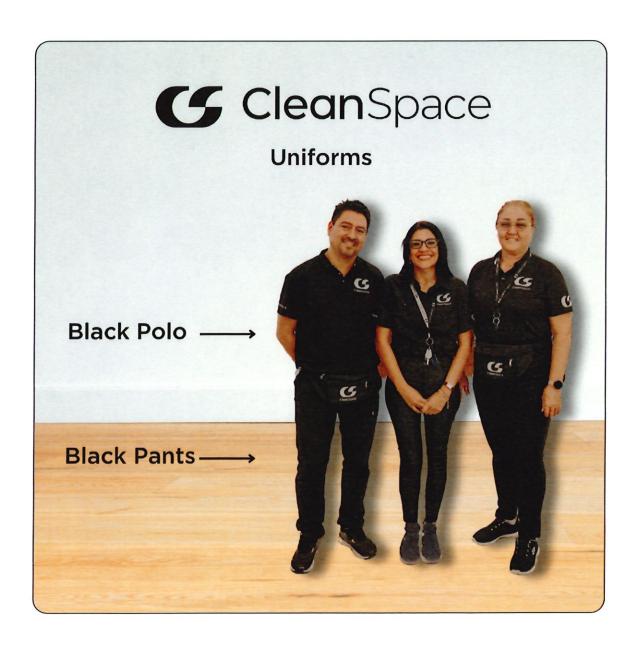
Clean Space has access to lines of credit in excess of \$25 million to sustain any payroll requirements.

Clean Space is fully prepared to fulfill all financial obligations associated with The City of Deltona. We are also ready to provide tax returns and financial statements upon request, demonstrating our financial stability and reliability.



Uniforms

Providing uniforms to employees may seem simple, but its importance cannot be overstated. Uniforms are more than just pieces of clothing; they are a symbol of a company's commitment to professionalism, unity, and brand identity. All employees servicing The City of Deltona will be uniformed; see the below image for what our staff uniforms.





Certificate of Insurance

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W9 Form

Form W-9 (Rev. March 2024)

Request for Taxpayer Identification Number and Certification

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

	arch 2024)	Identification Nun	nber and Certification	requester. Do not
	ent of the Treasury Revenue Service	Go to www.irs.gov/FormW9 for I	nstructions and the latest information.	send to the IRS.
		pidance related to the purpose of Form W-9, se		·····
	 Name of entity/s entity's name or 	ndividual. An entry is required, (for a sole proprietor or n line 2.)	disregarded entity, enter the owner's name on	line 1, and enter the business/disregarded
- 1	CLEAN SPACE LL			
ļ		disregarded entity name, it different from above.		
ľ				
See Specific Instructions on page 3.	orly one of the thickets also the control of the co	the tax classification (C = C corporation, S = S corporat ik the "ELC" box above and, in the crity space, enter the n of the ELC, unless it is a disregarded entity. Adisregar	ation Partnership Inust/estate ion, P = Partnership) appropriate code (C. S., or P) for the lax	certain entities, not individuals; see instructions on page 3): Exempt payee code (f any) Exemption from Foreign Account Ta
nstr	box for the	tax classification of its owner. instructions)		Compliance Act (FATCA) reporting code (if any)
Specific	and you are pro	checked 'Partnership' or 'Trust/estate,' or checked 'L xiding this form to a partnership, trust, or estate in w ave any foreign partners, owners, or beneficiaries. See	hìch you have an ownership interest, check	(Applies to accounts maidtained outside the United States)
9	6 Address (numbe	r, street, and apt. or suite no.). See instructions.	Requester's ma	me and address (optional)
. 1	P.O. BOX 670577		/A.A.A.A.A.1AAAA.A.A	
- 1	6 - City, state, and . CORAL SPRINGS,			
		nber(s) here (optional)		
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Part	Taynay	er Identification Number (TIN)		
		propriate box. The TIN provided must match the	Social Social	security number
		Individuals, this is generally your social security		
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		er identification number (EIN). If you do not have	a number, see How to get a or	
N, late	ou.		Emplo	yer identification number
		more than one name, see the instructions for lin uester for guidelines on whose number to enter.		0 3 3 8 6 3 1
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lamı Servi	not subject to ba ce (IRS) that I am	this form is my correct taxpayer identification ne ckup withholding because (a) I am exempt from I subject to backup withholding as a result of a fa ackup withholding; and	backup withholding, or (b) I have not been	n notified by the Internal Revenue
		other U.S. person (defined below); and		
		tered on this form (if any) indicating that I am ex-	· · ·	
cause quisit	you have failed to ion or abandonme	s. You must cross out item 2 above if you have bero o report all interest and dividends on your tax retur nt of secured property, cancellation of debt, contr idends, you are not required to sign the certification	n. For real estate transactions, item 2 does butions to an individual retirement arrange	s not apply. For mortgage interest paid, ment (IRA), and, generally, payments
ign ere	Signature of U.S. person	M	Date 01/0	1/2025
		untinun C	New line 3b has been added to the	his form. A flow-thy cuch entity is
	eral Instri references are to	UCTIONS the Internal Revenue Code unless otherwise	required to complete this line to ind	
ited.				rich it has an ownership interest. This
laled t	to Form W-9 and	or the latest information about developments its instructions, such as legislation enacted I, go to vivivins gov/FormW9.	regarding the status of its indirect to beneficiaries, so that it can satisfy a requirements. For example, a partn	oreign partners, owners, or any applicable reporting ership that has any indirect foreign
	's New		partners may be required to comple Partnership instructions for Schedu	ete Schedules K-2 end K-3, See the lies K-2 and K-3 (Form 1065).
		d to clarify how a disregarded entity completes disregarded entity should check the	Purpose of Form	, ,
propri	iate box for the ta	ex classification of its owner. Otherwise, it box and enter its appropriate tax classification.	An individual or entity (Form W-9 re information return with the IRS is gi	
			HEREI BERTH MITTER	
				Form W-9 (Rev. 3-2024)
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Detail by Entity Name

DIMSION OF CORPORATIONS



Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Limited Liability Company

CLEAN SPACE, LLC

Filing Information

 Document Number
 L25000020434

 FEI/EIN Number
 32-0338631

 Date Filed
 01/14/2025

 Effective Date
 12/27/2024

State FL Status ACTIVE

Last Event LC AMENDMENT
Event Date Filed 02/20/2025
Event Effective Date NONE

Principal Address

3764 NW 124TH AVENUE CORAL SPRINGS, FL 33065

Mailing Address

3764 NW 124TH AVENUE CORAL SPRINGS, FL 33065

Registered Agent Name & Address

COEGNCY GLOBAL INC.

115 N. CALHOUN STREET, SUITE 4

TALLAHASSEE, FL 32301

<u>Authorized Person(s) Detail</u>

Name & Address

Title MGR

ALLIANCE ACQUISITION, LLC 318 W 39TH STREET, 7TH FLOOR NEW YORK, NY 10018

Title P

GIUNCO, MATT

https://search.suntiz.org/Inquiry/CorporationSearch/SearchResultDetail?inquirytype=EntityName&directionType=Initial&searchNameOrder=CLEANSPACE L2500

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3764 NW 124TH AVENUE CORAL SPRINGS, FL 33065			
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https://search.sunbiz.org/Inquiry/CorporationSearch/SearchResultDetail?inquirytype=EntityName&directionType=Initial&searchNameOrder=CLEANSPACE L2500... 2/2

Submit Bid to: CITY OF DELTONA 2345 Providence Blvd. Deltona, Florida 32725 Attn: Purchasing CLEARLY MARK SEALED ENVELOPE WITH BID NAME AND NUMBER	BID# 25021 FOR: JANITORIAL SERVICE AT CITY HALL
Contact: Kate Duffy, CPPO, CPPB Purchasing Manager	BIDDER NAME: Clean Space LLC
Phone: (386) 878-8570 Fax: (386) 878-8571 EMAIL QUESTIONS TO: E-Mail Address: kduffy@deltonafl.gov	MAILING ADDRESS:3764 NW 124th Avenue, Coral Springs FL 33065
A pre-bid meeting has been scheduled for Thursday, September 18, 2025 at 9:00 a.m. at City Hall located- at 2345 Providence Blvd., Deltona, FL 32725 in the 1st floor conference room.	Phone#: 954-880-5188 Fax#: N/A
BID DUE DATE & TIME: Thursday, October 2, 2025 at 2:30 p.m. at City Hall located at 2345 Providence Blvd., 1 st floor conference room,	

GENERAL CONDITIONS, INSTRUCTIONS AND INFORMATION FOR BIDDERS

These documents constitute the complete set of terms and conditions, specification requirements, and bid forms. All bid sheets and attachments must be executed and submitted in a sealed envelope. The face of the envelope shall contain Bidder's name, return address, the date and time of bid opening, the bid number and title. Bids not submitted on the enclosed Bid Form shall be rejected. Bidders shall submit https://documentation.gov/rep-align: complete-sets (one [1] original and two [2] copies) of their bid, complete with all supporting documentation. SUBMITTAL OF A BID IN RESPONSE TO THIS INVITATION TO BID CONSTITUTES AN <a href="https://documentation.gov/open-shall-shal

<u>CONTACT:</u> All prospective bidders are hereby instructed not to contact any member of the City of Deltona Commission, City Manager, or City of Deltona Staff members other than the noted contact person OR another member of the City's Purchasing Division regarding

Deltona, FL 32725

BID RESPONSE FORM FOR BID #25021 JANITORIAL SERVICE FOR CITY HALL

In accordance with the foregoing terms, conditions and specifications, the undersigned bidder, having visited the site of the work and having become familiarized with the conditions affecting the cost of the work and with all requirements, and duly issued Addenda to said documents, as acknowledged herein, proposes to furnish and perform all things required in labor, material, necessary tools, expendable equipment, and all services necessary to perform and complete in a workmanlike manner all work required by said documents and Addenda,

The City is requesting bids to provide services 3 times per week and bids to provide services 5 times per week. The City is also requesting bids for daytime work and bids for evening work. Once bids are received, the City will determine which one is in the City's best interest.

3 times per week \$\$451.80/week x 52 weeks \$\$23,493.72 annually
Total to provide services-DAYTIME HOURS:
5 times per week \$\$714.54/week x 52 weeks \$\$37,156.20 _annually
Total to provide services-EVENING HOURS:
3 times per week \$\$451.80/week x 52 weeks \$\$23,493.72annually
Total to provide services-EVENING HOURS:
5 times per week \$\$714.54/week x 52 weeks \$\$37,156.20annually
Bid submitted by:Matt Giunco
Company: Clean Space LLC
Date: 9/23/2025
This Form Must Be Completed and Returned with pour Submittal.

Total to provide services-DAYTIME HOURS:

HOLD HARMLESS AND INDEMNITY AGREEMENT

that it shall defend, indemnify and hold harmless and against all suits, losses, claims, demands, judg performance of this contract or work performed the	es through the signing of this document by an authorized party or agent the City of Deltona, and its agents, employees, and public officials from gments of every name and description arising out of or incidental to the hereunder, whether or not due to or caused by the negligence of the City cials excluding only the sole negligence of the City of Deltona, its				
	ought against the City of Deltona, its agents, employees, and public , any Sub-contractor, or anyone directly or indirectly employed by any of				
The Contractor's obligation to indemnify the City of Deltona, its agents, employees and public officials under this provision shall be limited to \$1,000,000 per occurrence which the parties agree bears a reasonable commercial relationship to the contract.					
4	es as adequate remunerations, the consideration of \$10, which is part of an and other good and valuable consideration, the receipt of which is this Hold Harmless and Indemnity Agreement.				
(Clean Space LLC				
****	CONTRACTOR				
ç	9/12/2025				
$\overline{\mathtt{D}}$	DATE				

CITY OF DELTONA

BIDDER INFORMATION FORM

The information below is required to complete your bid packet. Type or print only.

Company Name: Clean Space LLC
Address: 3764 NW 124th Avenue
City: Coral Springs
State: Florida
Zip Code:_33065
Phone Number: 954-880-5188
Fax Number: N/A
Project Contact: ITB-25021-0-2025/KD
e-mail address: mg@cleanspaceonline.com
Remittance (Payment) Mailing Information
Address: 3764 NW 124th Avenue
City: Coral Springs State: Florida Zip Code: 33065
Phone Number: 954-880-5188
Fax Number: N/A
Project Contact: Matt Giunco & CEO
e-mail address: mg@cleanspaceonline.com
Federal Tax ID No.: 32-0338631
Tax ID Type: ☐ Federal Tax ID & Social Security Number

References

CUSTOMER NAME	CONTACT PERSON	TELEPHONE AND FAX NUMBER	SCOPE OF SERVICES PROVIDED/JOB NAME
City of Miramar	Nikolas Georgatos Operations Manager	enter.org	Janitorial Services for the city buildings such as Public Works, Community Centers, Parks, Fire Departments
City of Boynton Beach	Annalie Holmes - Deputy Director of Public Works	() 561 895 1322 holmesa@bbfl.us ()	Janitorial Services for the city buildings such as Public Works, Community Centers, Parks, Fire Departments
Martin County Parks	Steve Monteith – Facility Manager	() 772-285-0530 smonteit@martin.fl.us ()	Custodial services for 45 parks restrooms, 16 facilities, offices and communities, included the agricultural extension offices.

Does Bidder have	any similar work in progress at time of Bid Opening?	Yes	X	No	
If "Yes", explain:	Clean Space LLC has multiple similar accounts curren	tly acti	ve.		 · · · ·

References who are located in foreign countries are not acceptable.

DRUG-FREE WORK PLACE FORM

The	undersigned	Bidder	in	accordance	with	Florida	Statute	287.087,	hereby	certifies	that
	Clean Spa	ce LLC		does:							
	(Na	me of Busi	ness)								
1.	of a controll	ed substan	ce is	employees that prohibited in ach prohibition	the worl						
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 proposed 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 bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or note contenders to, any violation of Chapter 893 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.				fy the of any						
5.				ire the satisfac loyee's commu						bilitation pro	gram
6.	Make a good	faith effort	to co	ntinue to main	tain a dr	ug-free wo	rkplace thr	ough implen	nentation o	of this sectio	n.
A:	As the person authorized to sign the statement, I certify that this firm complies fully with the above requirements.										
							0/12/202	Signature			

This Form Must Be Completed and Returned with your Submittal, if applicable

Date

E-VERIFY FORM

Project Name:	City of Deltona - Purchasing and Building Services
Project No.:	ITB-25021-0-2025/KD

Definitions:

ACKNOW EDGEMENT

"Contractor" means a person or entity that has entered or is attempting to enter into a contract with a public employer to provide labor, supplies, or services to such employer in exchange for salary, wages, or other remuneration.

"Subcontractor" means a person or entity that provides labor, supplies, or services to or for a contractor or another subcontractor in exchange for salary, wages, or other remuneration.

Effective January 1, 2021, public and private employers, contractors and subcontractors will begin required registration with, and use of the E-verify system in order to verify the work authorization status of all newly hired employees. Vendor/Consultant/Contractor acknowledges and agrees to utilize the U.S. Department of Homeland Security's E-Verify System to verify the employment eligibility of:

- a) All persons employed by Vendor/Consultant/Contractor to perform employment duties within Florida during the term of the contract; and
- b) All persons (including subvendors/subconsultants/subcontractors) assigned by Vendor/Consultant/Contractor to perform work pursuant to the contract with the Department. The Vendor/Consultant/Contractor acknowledges and agrees that use of the U.S. Department of Homeland Security's E-Verify System during the term of the contract is a condition of the contract with the City of Deltona; and
- c) Should vendor become successful Contractor awarded for the above-named project, by entering into this Contract, the Contractor becomes obligated to comply with the provisions of Section 448.095, Fla. Stat., "Employment Eligibility," as amended from time to time. This includes but is not limited to utilization of the E-Verify System to verify the work authorization status of all newly hired employees, and requiring all subcontractors to provide an affidavit attesting that the subcontractor does not employ, contract with, or subcontract with, an unauthorized alien. The contractor shall maintain a copy of such affidavit for the duration of the contract. Failure to comply will lead to termination of this Contract, or if a subcontractor knowingly violates the statute, the subcontract must be terminated immediately. Any challenge to termination under this provision must be filed in the Circuit Court no later than 20 calendar days after the date of termination. If this contract is terminated for a violation of the statute by the Contractor, the Contractor may not be awarded a public contract for a period of 1 year after the date of termination.

	any Name: Clean Space LLC		
Autho	rized Signature: W		
Print N	lame: Matt Giunco		
Title	CEO		
Date:	9/12/2025		
Phone:	954-880-5188		
Email:	mg@cleanspaceonline.com	Website:	https://www.cleanspaceonline.com/

AFFIDAVIT ATTESTING TO

NONCOERCIVE CONDUCT FOR LABOR OR SERVICES

Effective July 1, 2024, Section 787.06, Florida Statutes, a nongovernmental entity executing, renewing, or extending a contract with a governmental entity is required to provide an affidavit, signed by an officer or a representative of the nongovernmental entity under penalty of perjury, attesting that the nongovernmental entity does not use coercion for labor or services as defined in Section 787.06(2)(a), Florida Statutes.

1. I have read Section 787.06, Florida Statutes, and understand that this affidavit is provided in compliance with the requirement that, upon execution, renewal, or extension of a contract between a nongovernmental entity and a governmental

By signing below, I hereby affirm under penalty of perjury that:

entity, the hongovernmental entity must attest to the ab	sence of coercion in labor or services.
2. I am an officer or representative of Clean Space	LLC, a nongovernmental entity.
3. Clean Space LLC does not use coercion section of the law.	n for labor or services as defined in the relevant
In the presence of:	Under penalties of perjury, I declare that I have read the foregoing and the facts stated in it are true:
Witness #1 Print Name: <u>Nizar Hay</u>	Print Name: Matt Giunco
Witness #2 Print Name:	Title: CEO Entity Name: Clean Space LLC
OATH C	<u>DR AFFIRMATION</u>
State of Florida	
County of <u>Browerd</u>	
of September, 20 25, by	ans of ☑ physical presence or ☐ online notarization, this 12 day Matt Giunco (name of person) as hority) for Clean Space LLC t is executed).

23

Bid#25021 Janitorial Service

Notary Public (Print, Stamp, or Type as Commissioned) Produced identification (Type of Identification: dl

___x __Personally known to me; or

____Did take an oath; or

____Did not take an oath

AFFIDAVIT REGARDING PROHIBITION ON CONTRACTING WITH ENTITIES OF FOREIGN COUNTRIES OF CONCERN

Pursuant to Section 287.138, Florida Statutes (which is expressly incorporated herein by reference), a governmental entity may not knowingly enter into a contract with an entity which would give access to an individual's personal identifying information if (a) the entity is owned by ethe government of a foreign country of concern; (b) the government of a foreign country of concern has a controlling interest in the entity; or (c) the entity is organized under the laws of or has its principal place of business in a foreign country of concern.

This affidavit must be completed by an officer or representative of an entity submitting a bid, proposal, or reply to, or entering into, renewing, or extending, a contract with a governmental entity which would grant the entity access to an individual's personal identifying information. Clean Space LLC ____ ("entity") does not meet any of the criteria in paragraphs (2)(a)-(c) of Section 287.138, F.S. Under penalties of perjury, I declare that I have read In the presence of: the foregoing and the facts stated in it are true: Witness #1 Print Name: Nizar Hay Print Name: Matt Giunco Title: CEO Entity Name: Clean Space LLC Witness #2 Print Name: **OATH OR AFFIRMATION** State of Florida County of Broward Sworn to (or affirmed) and subscribed before me by means of ĭ physical presence or □ online notarization, this 12 day Matt Giunco of person) 20 25 (name September . (type of authority) for <u>Clean Space LLC</u> (name of party on behalf of CEO whom instrument is executed). Sandra P Duran Sandra Duran. Comm.:HH 258306 Expires: June 12, 2026 Notary Public (Print, Stamp, or Type as Commissioned) Notary Public - State of Florida x Personally known to me; or Produced identification (Type of Identification: dl Did take an oath; or Did not take an oath

25

Bid#25021 Janitorial Service



Addendum #1 to Bid#25021 Janitorial Service at City Hall

September 15, 2025

- 1. Who is the current contractor? Precision Carpet, Tile & Upholstery Cleaning
- 2. What is the current contract price being paid today? For each site? Date contract started? \$995 for five days a week, nights and Sunday night
- 3. Please provide a copy of the existing custodial contract along with the last 2 months' invoices. **Scope attached. No invoices attached.**
 - 4. What is your budget? Not to exceed \$50,000
- 5. Is the current contractor scope of work the same as the current bid scope of work? If not, what has changed? **Yes**
- 6. How many hours per day per location does the cleaning crew work? What is the current cleaning staff count? **4-6**
- 7. How many square feet is carpet/other types of flooring? **You will need to** measure at pre-bid
- 8. Is there a bond required? Will a bid bond or check be required to be a part of the bid submission? **No**
 - 9. Are there any billable optional services? If the City requests any additional work
- 10. Do we need to clean any second story or above exterior windows? See scope of work
 - 11. What is the anticipated start date of service? 10/25

I hereby confirm that I am authorized to submit this addendum on behalf of:			
Clean Space LLC			
Company Name			
Matt Giunco	9/15/2025		
Representative	Date		

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Management (Land)

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