

# Custodial Services

Kaiva Services & Rosemark offer a full range of facilities management services backed by an extensive & diverse portfolio of private & federally owned properties. Our team has the creativity, insight & infrastructure necessary to manage, operate & maintain properties in an efficient, economical, & valued-added manner.

## OUR CREDENTIALS



## Services Offerings



### Facility Management Services

Facility services designed to sustain the condition & infrastructure of your real estate



### Office Cleaning Services

Sanitization & cleaning offerings designed to manage the hygiene of your property



### HVAC Maintenance Services

Heating, Ventillation & AC services responsible for helping you maintain a comfortable climate



### Commercial Property Management Services

Commercial real estate management & tenant relationship facilitation



### Transit Operations & Maintenance Services

Short-term mobility operations & maintenance offerings for transportation



### Government Services

Governmental & commercial facilities management & operations



### Brokerage Services

Professional brokerage & transaction processing services



### Commercial Landscaping Services

Groundskeeping & maintenance offerings to keep your property in top condition

## SHIVWITS BAND OF PAIUTES

The Shivwits Band of Paiutes has been a sovereign Indian Tribe since time immemorial. Living as an independent and strong Shivwits Band for centuries, the Tribe is a federally recognized tribe of the Southern Paiutes located in southwestern Utah.

## AWARD PROCESS

Qualified Native American Tribal 8(a) businesses can be awarded sole-source contracts up to \$100M for DoD & up to \$25M for federal & civilian agencies, without J&A, per the revision of Section 811 of the NDAA.

- AGENCY PROGRAM MANAGER**
  - Establishes Requirement
  - Prepares SOW & Procurement Request
  - Identifies 8(a) Firm - Market Research
- BUDGET OFFICER**
  - Authorizes Funding
- CONTRACTING OFFICER**
  - Identifies 8(a) Firm as the most capable
  - Offers the requirement to the SBA for the 8(a) Firm
- SBA**
  - Accepts requirements on behalf of the 8(a) Firm
  - Authorizes agency to conduct negotiations with 8(a) Firm
- CONTRACTING OFFICER**
  - Issues RFP to the 8(a) Firm
- 8(a) FIRM**
  - Submits technical and cost proposal to the Contracting Officer in response to the RFP
- CONTRACTING OFFICER**
  - Performs technical and price analysis
- 8(a) FIRM**
  - Negotiates final price and deliverables with the Contracting Officer
- CONTRACTING AWARD**
  - Contracting Officer assembles contract and forwards to SBA
  - Government Agency, SBA and 8(a) Firm executes contract

## Unlimited Sole Source Set-Aside Contract Value Authority

### FAR 19.805 Competitive 8(a); 19.805-1 General

Where an acquisition exceeds the competitive threshold (\$4M), the SBA may accept the requirement for a sole source 8(a) award if the SBA accepts the requirement on behalf of a concern owned by an Indian tribe or Alaska Native Corporation.

## Past Performance FAR

### FAR 15.305(2)(iii)

Past Performance information is one indicator of an offerer's ability to perform the contract successfully. The solicitation provides offerors an opportunity to identify past or current contracts relevant to the requirement and evaluate problems encountered on the identified contracts and the offeror's corrective actions.

## Our Clients



BUREAU OF RECLAMATION



## NAICS Codes

541611, 236220, 238210, 238220, 238290, 332510, 334111, 334210, 334220, 334290, 334310, 334511, 517311, 518210, 541330, 541350, 541512, 541513, 541519, 561210, 561621, 561622

## SBA Business Opportunity Specialist

### SCOTT CARLSON

U.S. Small Business Administration  
 Utah District Office

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 C: 801-657-1371

## Past Performances

### Syracuse, Utica and Binghamton (New York)

**Contract Number: 47PC1119F0002**      **Contract Value: \$6.2M**

This is a Performance Based Contract for Facilities Management, Mechanical Maintenance Services which integrates a Systems Thinking approach for multiple Federal buildings located in Upstate New York. Approximately 600,000 square feet of interior space – The James M. Handley Federal Building and US Courthouse in Syracuse, NY (16 floors), the Alexander Pirnie Federal Building and US Courthouse in Utica, NY, and the Binghamton Federal Building in Binghamton, NY.

### ICE El Centro Service and Processing Center (El Centro, CA)

**Contract Number: GS-06F-0068N/HSCEMS-08-A-00005**      **Contract Value: \$7.2M**

This complex is a Department of Homeland Security, Immigration and Custom Enforcement (ICE) processing center for illegal detainees. The complex is comprised of 17 buildings on six acres totaling approximately 150,000 square feet. The contract also had property located in two nearby cities. The main facility, in El Centro, has a 24 hour medical clinic and the entire facility operates 24 hours per day, 365 days per year. The preventive maintenance and the corrective maintenance of the medical equipment and the related HVAC and back-up emergency equipment are vital due to the nature of the facility. The maintenance requirements are complex due to the nature of the processing center. Along with building maintenance responsibilities, our company is also responsible for the pest control, warehouse and stocking of supplies and tools, trash removal, landscaping and custodial operations of the facilities.

### Paul Findley Building & US Courthouse (Springfield, IL)

**Contract Number: GS05P15SCD0022**      **Contract Value: \$1.1M**

Rosemark provides preventive and corrective operations and maintenance services for this facility. This is a Federal Courthouse that houses the United States District Courts, United States Bankruptcy Courts, US Marshals, US Probation, and US Social Security Hearings Office as its main tenants. The building was built in 1930 which requires delicate, slow repairs to ensure the structure's architectural integrity. Matching today's technology with past construction materials and ways of building requires extra effort on contractors performing work in the building. The facility is heated by a low-pressure steam system that converts about 80% into Hot Water heating through a heat exchanger. Cooling is by two (2) chillers for a VAV system, with cooling tower on lower roof. HVAC, plumbing, electrical work are all performed by the onsite mechanical staff.