

State of Maine
Master Score Sheet

RFP# 202504056					
Lawn Care Services – York Judicial Branch					
Bidder Name:		Plante's Inc.	NELTS of ME, LLC		
Proposed Cost:		\$27,550.00	\$24,850.00		
Proposed Cost (water services)		\$36,500.00	\$12,000.00		
Scoring Sections	Points Available				
Section I: Preliminary Information	Pass/Fail	Pass	Pass		
Section II: Organization Qualifications and Experience	30	26	23		
Section III: Proposed Services	30	30	19		
Section IV: Cost Proposal	30	27.06	30		
Section IV: Cost Proposal (water)	10	3.29	10		
TOTAL	<u>100</u>	<u>86.35</u>	<u>82</u>		

Award Justification Statement
RFP# 202504056 – Lawn Care Services – York Judicial Center

I. Summary

RFP 202504056 requested bids for lawn care services at the York Judicial Center. Lawn care services are expected to last through the Spring and Summer months.

II. Evaluation Process

The evaluation team consisted of three (3) Maine Judicial Branch employees who oversee the work done at court houses throughout the State. These members were a combination of the facilities team and the building manager for the York Judicial Center.

III. Qualifications & Experience

Significant experience with commercial lawn care services.
Has provided similar services for Maine Judicial Branch facilities in the past.

IV. Proposed Services

Monthly implementation plan to include a June Mulching and July Pruning

V. Cost Proposal

Cost Proposal was within an acceptable margin of error within the proposals received. Offered full service watering services with the option of a cost efficient per service watering plan to allow for watering only during harsh summer weeks.

VI. Conclusion

Plantes Property Management proposed services exactly in line with those put forward in RFP 202504056. They showed in-depth knowledge of the location and the specific needs of the York Judicial Court.



**STATE OF MAINE
Maine Judicial Branch**

**Janet T. Mills
Governor**

**Valerie Stanfill
Chief Justice**

AWARD NOTIFICATION LETTER

12 June, 2025

Antonio Portunato
1904 Lisbon Street,
Lewiston, ME 04240

SUBJECT: Notice of Conditional Contract Award under RFP # 202504056,
Lawn Care Services – York Judicial Branch

Dear (Insert name of bidder representative):

This letter is in regard to the subject Request for Proposals (RFP), issued by the State of Maine Judicial Branch for Lawn Care Services – York Judicial Branch. The Department has evaluated the proposals received using the evaluation criteria identified in the RFP, and the Department is hereby announcing its conditional contract award to the following bidder:

- Plante Inc.

The bidder listed above received the evaluation team's highest ranking. The Department will be contacting the aforementioned bidder soon to negotiate a contract. As provided in the RFP, the Notice of Conditional Contract Award is subject to execution of a written contract and, as a result, this Notice does NOT constitute the formation of a contract between the Department and the apparent successful vendor. The vendor shall not acquire any legal or equitable rights relative to the contract services until a contract containing terms and conditions acceptable to the Department is executed. The Department further reserves the right to cancel this Notice of Conditional Contract Award at any time prior to the execution of a written contract.

As stated in the RFP, following announcement of this award decision, all submissions in response to the RFP are considered public records available for public inspection pursuant to the State of Maine Freedom of Access Act (FOAA). 1 M.R.S. §§ 401 et seq.; 5 M.R.S. § 1825-B (6).

This award decision is conditioned upon final approval by the State Procurement Review Committee and the successful negotiation of a contract. A Statement of Appeal Rights has been provided with this letter; see below.

Thank you for your interest in doing business with the State of Maine.

Sincerely,

DocuSigned by:
Connor Smith
755F066F9C634D0...

Connor Smith Esq.
Procurement Manager
Administrative Office of the Courts
125 Presumpscot St.
Portland, ME 04103

STATEMENT OF APPEAL RIGHTS

Any person aggrieved by an award decision may request an appeal hearing. The request must be made to the Director of the Bureau of General Services, in writing, within 15 days of notification of the contract award as provided in 5 M.R.S. § 1825-E (2) and the Rules of the Department of Administrative and Financial Services, Bureau of General Services, Office of State Procurement Services [formerly the Division of Purchases], Chapter 120, § (2) (2).



**STATE OF MAINE
Maine Judicial Branch**

**Janet T. Mills
Governor**

**Valerie Stanfill
Chief Justice**

AWARD NOTIFICATION LETTER

12 June, 2025

Benjamin Plante
17 Wadlin Rd, Unit B
Biddeford, Maine 04005

SUBJECT: Notice of Conditional Contract Award under RFP # 202504056,
Lawn Care Services – York Judicial Branch

Dear (Insert name of bidder representative):

This letter is in regard to the subject Request for Proposals (RFP), issued by the State of Maine Judicial Branch for Lawn Care Services – York Judicial Branch. The Department has evaluated the proposals received using the evaluation criteria identified in the RFP, and the Department is hereby announcing its conditional contract award to the following bidder:

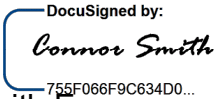
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As stated in the RFP, following announcement of this award decision, all submissions in response to the RFP are considered public records available for public inspection pursuant to the State of Maine Freedom of Access Act (FOAA). 1 M.R.S. §§ 401 et seq.; 5 M.R.S. § 1825-B (6).

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Connor Smith

Connor Smith Esq.
Procurement Manager
Administrative Office of the Courts
125 Presumpscot St.
Portland, ME 04103

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**STATE OF MAINE
TEAM CONSENSUS EVALUATION NOTES**

RFP #: 202504056
RFP TITLE: Lawn Care Services- York Judicial Center
BIDDER: Plante Inc.
DATE: 05/29/2025

SUMMARY PAGE

Department Name: Facilities
Name of RFP Coordinator: Connor Smith
Names of Evaluators: Jeremy Gray, Jennifer Farrington, Ed Caron

<u>Pass/Fail Criteria</u>	<u>Pass</u>	<u>Fail</u>
Section I. Preliminary Information (Eligibility)	X	
<u>Scoring Sections</u>	<u>Points Available</u>	<u>Points Awarded</u>
Section II. Organization Qualifications and Experience	30	26
Section III. Proposed Services	30	30
Section IV. Cost Proposal	30	27.06
Section IV. Cost Proposal (Water)	10	3.29
<u>Total Points</u>	<u>100</u>	<u>86.35</u>

**STATE OF MAINE
TEAM CONSENSUS EVALUATION NOTES**

RFP #: 202504056

RFP TITLE: Lawn Care Services- York Judicial Center

BIDDER: Plante Inc.

DATE: 05/29/2025

**OVERVIEW OF SECTION I
Preliminary Information**

Section I. Preliminary Information

Evaluation Team Comments:

Unable to find online presence for company, but the information they have provided proves they are a legitimate company and are able to provide services listed in RFP. They are worthy to be considered for these services.

This company listed a detailed scope of spring cleanup that was mentioned in RFP.

This company previously did snow plowing work at the YJC. Very responsive and attentive to the needs of the services that were provided. Always going above and beyond to get the work done.

Local company.

**STATE OF MAINE
TEAM CONSENSUS EVALUATION NOTES**

RFP #: 202504056

RFP TITLE: Lawn Care Services- York Judicial Center

BIDDER: Plante Inc.

DATE: 05/29/2025

**EVALUATION OF SECTION II
Organization Qualifications and Experience**

	<u>Points Availabl e</u>	<u>Points Awarde d</u>
Section II. Organization Qualifications and Experience	30	26

Evaluation Team Comments:

- I. Overview of the Organization
 - Under 25 employees
 - Local Company
 - Great references
 - Provides services for similar companies
 - Under 10 Years experience
- II. Subcontractors
 - Pest Control, has the plan and means to address this if necessary.
- III. Organizational Chart
 - No Organizational Chart provides
- IV. Litigation
 - No listed litigation.
- V. Certificate of Insurances
 - Insurance provided

**STATE OF MAINE
TEAM CONSENSUS EVALUATION NOTES**

RFP #: 202504056

RFP TITLE: Lawn Care Services- York Judicial Center

BIDDER: Plante Inc.

DATE: 05/29/2025

**EVALUATION OF SECTION III
Proposed Services**

	<u>Points Availabl e</u>	<u>Points Awarde d</u>
Section III. Proposed Services	30	30

Evaluation Team Comments:

Proposal matched our needs that were communicated throughout the RFP. The proposal was broken down easily and the tasks are easy identifiable. With the information provided there is high confidence they could do the work. Watering is specifically outlined as needed with specific areas. The description of services was addressed to every aspect of the scope that was provided. The proposal is right in line with what the RFP is asking for topic by topic.

**STATE OF MAINE
TEAM CONSENSUS EVALUATION NOTES**

RFP #: 202504056

RFP TITLE: Lawn Care Services- York Judicial Center

BIDDER: Plante Inc.

DATE: 05/29/2025

**EVALUATION OF SECTION IV
Cost Proposal**

Lowest Submitted Cost Proposal	,	Cost Proposal Being Scored	x	Score Weight	=	Score
24,850.00	,	27,550.00	x	30 points	=	27.06

Lowest Submitted Cost Proposal (water)	,	Cost Proposal Being Scored (water)	x	Score Weight	=	Score
12,000.00	,	36,500.00	x	10 points	=	3.29

Evaluation Team Comments:

**STATE OF MAINE
TEAM CONSENSUS EVALUATION NOTES**

RFP #: 202504056
RFP TITLE: Lawn Care Services- York Judicial Center
BIDDER: NELTS of ME, LLC
DATE: 5/29/2025

SUMMARY PAGE

Department Name: Facilities
Name of RFP Coordinator: Connor Smith
Names of Evaluators: Jeremy Gray, Jennifer Farrington, Ed Caron

<u>Pass/Fail Criteria</u>	<u>Pass</u>	<u>Fail</u>
Section I. Preliminary Information (Eligibility)	x	
<u>Scoring Sections</u>	<u>Points Available</u>	<u>Points Awarded</u>
Section II. Organization Qualifications and Experience	30	23
Section III. Proposed Services	30	19
Section IV. Cost Proposal	30	30
Section IV. Cost Proposal (water)	10	10
<u>Total Points</u>	<u>100</u>	<u>82</u>

**STATE OF MAINE
TEAM CONSENSUS EVALUATION NOTES**

RFP #: 202504056

RFP TITLE: Lawn Care Services- York Judicial Center

BIDDER: NELTS of ME, LLC

DATE: 5/29/2025

**OVERVIEW OF SECTION I
Preliminary Information**

Section I. Preliminary Information

Evaluation Team Comments:

The company appears to focus on snow removal and has locations throughout New England. The company does appear to have a location in Lewiston. NELTS has the equipment to do the services listed in the scope. Street sweepers, skidders, to name a few and appears they would have the equipment for the lawn care services at YJC. The proposal describes snow removal in detail and appears to have lawn care as a secondary business.

**STATE OF MAINE
TEAM CONSENSUS EVALUATION NOTES**

RFP #: 202504056

RFP TITLE: Lawn Care Services- York Judicial Center

BIDDER: NELTS of ME, LLC

DATE: 5/29/2025

**EVALUATION OF SECTION II
Organization Qualifications and Experience**

	<u>Points Availabl e</u>	<u>Points Awarde d</u>
Section II. Organization Qualifications and Experience	30	23

Evaluation Team Comments:

- I. Overview of the Organization
 - 15 Year experience, mostly commercial
 - Location range of New England and more
 - GPS tracing for vehicles and personnel
 - Unsure of the grasp of the Maine weather due to being located throughout other states
 - Employees about 40 people
 - Company appears to be located in Connecticut.
- II. Subcontractors
 - Did not mention that they subcontract other services
- III. Organizational Chart
 - Organizational chart provided
- IV. Litigation
 - No listed litigation
- V. Certificate of Insurances
 - Insurance provided

**STATE OF MAINE
TEAM CONSENSUS EVALUATION NOTES**

RFP #: 202504056

RFP TITLE: Lawn Care Services- York Judicial Center

BIDDER: NELTS of ME, LLC

DATE: 5/29/2025

**EVALUATION OF SECTION III
Proposed Services**

	<u>Points Availabl e</u>	<u>Points Awarde d</u>
Section III. Proposed Services	30	19

Evaluation Team Comments:

The proposal has assurances that they can do the services but not a lot of detail on the scope that was provided in the RFP. The watering part of the proposal was vague, and nothing mentioned on the changing of climate conditions.

The proposal wasn't specific to the scope and the services that are needed to be provided. They stated what they can do but wasn't specific to the needs of the RFP. They are light on the details, and they don't have many references in regards to lawn care services they have provided.

Due to the vagueness of the description on the scope of services it seems they are experienced in snow plowing but not the specific needs and the details that is needed at the YJC.

**STATE OF MAINE
TEAM CONSENSUS EVALUATION NOTES**

RFP #: 202504056

RFP TITLE: Lawn Care Services- York Judicial Center

BIDDER: NELTS of ME, LLC

DATE: 5/29/2025

**EVALUATION OF SECTION IV
Cost Proposal**

Lowest Submitted Cost Proposal	•	Cost Proposal Being Scored	x	Score Weight	=	Score
24,850.00	•	24,850.00	x	30 points	=	30

Lowest Submitted Cost Proposal (water)	•	Cost Proposal Being Scored (water)	x	Score Weight	=	Score
12,000.00	•	12,000.00	x	10 points	=	10

Evaluation Team Comments:

**STATE OF MAINE
INDIVIDUAL EVALUATION NOTES**

RFP #: 202504056

RFP TITLE: Lawn Care Services York Judicial Center

BIDDER NAME: Plante Inc.

DATE: May 29, 2025

EVALUATOR NAME: Jeremy Gray

EVALUATOR DEPARTMENT: Director of Facilities

Individual Evaluator Comments:

PLANTE Inc.

- Subcontractor - It's Green LLC for pest control - good to know
- Organization - just a R&R of each team member servicing the property - no names provided
- Proposed Services
 - Watering much different scope - June - Sept only - description better
 - Mowing - less detailed, but adequate
 - Pruning - not in the 30' buffer
 - Spring cleanup - too late?
 - Pest control - unique?
 - Fall Clean up - nice to see

**STATE OF MAINE
INDIVIDUAL EVALUATION NOTES**

RFP #: 202504056

RFP TITLE: Lawn Care Services

BIDDER NAME: Plante Inc.

DATE: May 29, 2025

EVALUATOR NAME: Jennifer Farrington

EVALUATOR DEPARTMENT: Administrative Office of the Courts

Individual Evaluator Comments:

- I. Organization Qualifications and Experience
 1. Overview of Organization: Servicing local community for 10 years, focusing on providing lawn and snow removal with a descriptive portrayal of the work they provide.
 2. Subcontractors
This was included in their proposal; no obvious concerns
 3. Organizational Chart: Not included in their proposal
- II. Proposed Services
 1. Services to be Provided
 - Spring clean-up/mulching: details included in their proposal
 - Pruning shrubs and trees: details included in their proposal
 - Seasonal mowing: details included in their proposal
 - Watering: details included in their proposal
 - Fertilization/pest control: details included in their proposal
 - Fall clean up: details included in their proposal
 2. Implementation – Work Plan
 - A detailed work plan provided which more than adequately addresses the requirements listed in the scope of work in the RFP.

STATE OF MAINE
INDIVIDUAL EVALUATION NOTES

RFP #: 202504056

RFP TITLE: Lawn Care Services - York Judicial Center

BIDDER NAME: Plante Inc.

DATE: May 29th 2025 @ 10:00 am

EVALUATOR NAME: Edward CARON

EVALUATOR DEPARTMENT: Building Management

Individual Evaluator Comments:

Directions: Follow the sections of your RFP to develop an outline for notes. Delete the sample below and these directions and replace with your own outline based on your RFP.

I. Organization Qualifications and Experience

1. Overview of Organization

Local business!

- in business for -10 years dealing with local companies
- maintaining a loyal customer base of 5 years or more
- Experience in all aspects of lawn care and shrub trimming

2. Subcontractors

- most work done in house with ① Subcontractor
- for pest control & spray -
- Subcontractor is Green LLC =

3. Organizational Chart

4. Etc. Company is directly overseen by owner

II. Proposed Services

1. Services to be Provided

- Services are listed and are in line with our RFP
- Spring & Fall Clean up - Pruning & trimming, mowing
- Edging - Leaf & Side walk Blowing - Fertilization.

2. Implementation - Work Plan

- has adequate employees and equipment.
- workers Report to owner!

note: Plante Inc. provided snow removal services at Y.J.C. for year 2023 & 2024, the company was always available and easy to reach by phone. Always Responded to calls promptly.

**STATE OF MAINE
INDIVIDUAL EVALUATION NOTES**

RFP #: 202504056

RFP TITLE: Lawn Care Services York Judicial Center

BIDDER NAME: Nelts of Maine, LLC

DATE: May 29, 2025

EVALUATOR NAME: Jeremy Gray

EVALUATOR DEPARTMENT: Director of Facilities

Individual Evaluator Comments:

NELTS of ME, LLC

- Qualifications & Experience -
 - 15-year, commercial servicer, all season, tri-state range
 - GPS tracked vehicles and team members(?)
 - Heavily focused on snow removal - only one with melting apparatus!
 - Only local project is spring/fall cleanup in Scarborough - others are residential in nature in distant lands
- Proposed Services
 - Restated much of the qualifications from above
 - More a list of equipment and assurances, than restating our scope or providing any detail
 - Water 2x weekly in May, Sept & Oct - 3x in June - August - unsure of the equipment used

**STATE OF MAINE
INDIVIDUAL EVALUATION NOTES**

RFP #: 202504056

RFP TITLE: Lawn Care Services York Judicial Center

BIDDER NAME: Nelts of Maine, LLC

DATE: May 29, 2025

EVALUATOR NAME: Jennifer Farrington

EVALUATOR DEPARTMENT: Administrative Office of the Courts

Individual Evaluator Comments:

I. Organization Qualifications and Experience

1. Overview of Organization

Organizational overview provided in their proposal was limited in detail as far as lawn care is concerned.

2. Subcontractors:

None were listed.

3. Organizational Chart

This was provided in their proposal; no obvious concerns

II. Proposed Services

1. Services to be Provided

Spring clean up; minimum details provided in their proposal.

Watering; minimum details provided in their proposal.

Fall clean up; minimum details provided in their proposal.

The vendor services provided by the vendor focused mainly on snow removal and not on lawn care.

2. Implementation – Work Plan

The proposal listed primarily snow and ice removal details and description. Details regarding lawn care services were limited.

STATE OF MAINE
INDIVIDUAL EVALUATION NOTES

RFP #: 102504056

RFP TITLE: Lawn Care Services - York Judicial Center

BIDDER NAME: NELTS of ME. LLC

DATE: May 29th 2025 @ 10:00 AM

EVALUATOR NAME: Edward CARON

EVALUATOR DEPARTMENT: Building Management

Individual Evaluator Comments:

Directions: Follow the sections of your RFP to develop an outline for notes. Delete the sample below and these directions and replace with your own outline based on your RFP.

I. Organization Qualifications and Experience

1. Overview of Organization

- Large Company Based out of Conn, & RI.
- Filed for Chapter 11 on August 30th 2024. per web search
-

2. Subcontractors

- none listed
-
-

3. Organizational Chart

4. Etc. none listed

II. Proposed Services

1. Services to be Provided

- did not specifically specify services to be provided.
-
-

2. Implementation - Work Plan

- non-specific
-
-

note: my impression is this is a large company Based out of state. with possible financial issues in August of 2024.



**STATE OF MAINE
Maine Judicial Branch**

**Janet T. Mills
Governor**

**Valerie Stanfill
Chief Justice**

**AGREEMENT AND DISCLOSURE STATEMENT
RFP #: 202504056
RFP TITLE: Law Care Services – York Judicial Center**

I, Jeremy Gray, accept the offer to become a member of the Request for Proposals (RFP) Evaluation Team for the State of Maine Judicial Branch. I do hereby accept the terms set forth in this agreement AND hereby disclose any affiliation or relationship I may have in connection with a bidder who has submitted a proposal to this RFP.

Neither I nor any member of my immediate family have a personal or financial interest, direct or indirect, in the bidders whose proposals I will be reviewing. "Interest" may include, but is not limited to: current or former ownership in the bidder's company; current or former Board membership; current or former employment with the bidder; current or former personal contractual relationship with the bidder (example: paid consultant); and/or current or former relationship to a bidder's official which could reasonably be construed to constitute a conflict of interest (personal relationships may be perceived by the public as a potential conflict of interest).

I have not advised, consulted with or assisted any bidder in the preparation of any proposal submitted in response to this RFP nor have I submitted a letter of support or similar endorsement.

I understand and agree that the evaluation process is to be conducted in an impartial manner without bias or prejudice. In this regard, I hereby certify that, to the best of my knowledge, there are no circumstances that would reasonably support a good faith charge of bias. I further understand that in the event a good faith charge of bias is made, it will rest with me to decide whether I should be disqualified from participation in the evaluation process.

I agree to hold confidential all information related to the contents of Requests for Proposals presented during the review process until such time as the Department formally releases the award decision notices for public distribution.

DocuSigned by:

Jeremy Gray

0C661C565ADD438...

5/30/2025

Signature

Date



**STATE OF MAINE
Maine Judicial Branch**

**Janet T. Mills
Governor**

**Valerie Stanfill
Chief Justice**

**AGREEMENT AND DISCLOSURE STATEMENT
RFP #: 202504056
RFP TITLE: Law Care Services – York Judicial Center**

I, Jennifer Farrington, accept the offer to become a member of the Request for Proposals (RFP) Evaluation Team for the State of Maine Judicial Branch. I do hereby accept the terms set forth in this agreement AND hereby disclose any affiliation or relationship I may have in connection with a bidder who has submitted a proposal to this RFP.

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DocuSigned by:

Jennifer Farrington

448506E9DB2C470

Signature

5/30/2025

Date



**STATE OF MAINE
Maine Judicial Branch**

**Janet T. Mills
Governor**

**Valerie Stanfill
Chief Justice**

**AGREEMENT AND DISCLOSURE STATEMENT
RFP #: 202504056
RFP TITLE: Law Care Services – York Judicial Center**

I, Ed Caron, accept the offer to become a member of the Request for Proposals (RFP) Evaluation Team for the State of Maine Judicial Branch. I do hereby accept the terms set forth in this agreement AND hereby disclose any affiliation or relationship I may have in connection with a bidder who has submitted a proposal to this RFP.

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Signed by:

Ed Caron
9B609CD3BE0D444

Signature

6/3/2025

Date