

TECHNICAL PROPOSAL

Power Plant Janitorial Services
Stockton Lake Project — Stockton, MO
Solicitation No. W912DQ26QA045

Offeror: Germrip LLC
UEI: FMJPHD1M7E8
CAGE: 8YEG2
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Prepared For: USACE Kansas City District — CS: Angella Curran | CO: Christopher W. Anderson

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1. COMPANY OVERVIEW & QUALIFICATIONS

Germrip LLC is a small business specializing in federal janitorial and custodial services. We currently hold **159 active contracts across 42 states**, including multiple active contracts with the U.S. Army Corps of Engineers. Our experience includes power plant janitorial services, dam/water control facility cleaning, and recreation area custodial services — directly comparable to the Stockton Lake Project scope.

Germrip is registered and active in SAM.gov (UEI: FMJPXHD1M7E8, CAGE: 8YEG2) and qualifies as a Total Small Business under NAICS 561720 (size standard \$22.0M). We have never received an unacceptable performance rating and have no record of contract terminations for default.

2. TECHNICAL APPROACH

Germrip will provide all personnel, equipment, supplies, facilities, transportation, tools, materials, supervision, and other items necessary to perform Janitorial Services at the Stockton Lake Project, Stockton, MO in full compliance with the Performance Work Statement.

Daily Cleaning Tasks

- Empty and reline all trash and recycling receptacles throughout the facility
- Sweep and wet-mop all hard surface floors (concrete, vinyl, tile) using appropriate disinfectant
- Clean and disinfect all restroom fixtures: toilets, urinals, sinks, and mirrors
- Restock restroom consumables: paper towels, toilet paper, hand soap
- Spot-clean interior glass, doors, and windows at point-of-entry locations
- Wipe down countertops and horizontal surfaces in break rooms and common areas
- Report any facility deficiencies or safety hazards to the COR in writing

Weekly Cleaning Tasks

- Vacuum all carpeted areas with commercial HEPA vacuum
- Dust all horizontal surfaces, ledges, window sills, vents, and equipment
- Clean break room appliances: microwave, refrigerator exterior, coffee station
- Damp-wipe all furniture surfaces and office equipment exteriors
- Clean and disinfect restroom walls and partitions
- Police exterior entrances and remove litter from immediate facility surroundings

Monthly / Periodic Tasks

- Machine-scrub and refinish hard floors as needed
- Clean all interior windows, glass partitions, and mirrors
- High dusting above 6 feet — light fixtures, ceiling vents, pipe runs
- Deep-clean restroom tile, grout, and floor drains
- Inspect and clean floor drain covers and utility areas

Supplies & Equipment

Germrip furnishes all cleaning supplies and equipment at no additional cost to the Government. Our standard equipment package includes: commercial upright and backpack HEPA vacuum cleaners, auto-scrubber or commercial wet-mop system, microfiber cleaning cloths, extension dusters, restroom cleaning tools, and appropriate PPE. All chemical products will be OSHA-compliant and biodegradable where available. Material Safety Data Sheets (MSDS) for all chemicals will be provided to the COR prior to

use.

3. STAFFING PLAN — LOCAL WORKFORCE

Germrip maintains **four (4) employees currently located in the Stockton Lake area** who are capable, trained, and available to perform this contract. All four have prior federal janitorial experience and are familiar with USACE facility standards and protocols.

Name	Location	Distance to Site	Prior Federal Experience
David Duncan	Reeds Spring, MO	~45 miles	USACE Branson (W9127S24P0079) SWPA Nixa MO (89503623PSW000184)
Jeanette Troutman	Warsaw, MO	~50 miles	USACE Warsaw MO (W912Dq25P1027)
Danielle Barnett	Springfield, MO	~55 miles	NOAA Springfield MO (1305M322PNWWR0017)
Garyn Hayes	Piedmont, MO	~120 miles	USACE Lake Contract (W9127S24P0041)

Our primary janitor for this contract will be David Duncan (Reeds Spring, MO), who already performs active USACE contracts at Branson and Nixa, MO. He is thoroughly familiar with Corps of Engineers facility standards, security protocols, and reporting requirements. The three additional employees provide built-in redundancy and backup coverage to ensure no service interruptions.

Management & Oversight

Contract Manager: Seth Van Horn, CEO — 405-365-8373 | seth@germ.rip. Available during all Government working hours. Manages 159 active federal contracts and conducts regular site inspections.

Germrip's management model: weekly check-ins with the on-site janitor; monthly QC inspection calls; COR-accessible digital log of all cleaning activities. Any deficiency identified by the COR will be corrected within 24 hours at no additional cost.

4. QUALITY CONTROL PLAN

Germrip will implement the following Quality Control Plan from day one of the contract:

- **Daily Checklists:** Janitor completes a standardized daily cleaning checklist after each service visit and submits it digitally to Germrip management.
- **Monthly Inspections:** Contract Manager conducts a phone or video review with the janitor, reviewing the checklist logs and any COR feedback.
- **Deficiency Response:** Any deficiency noted by the COR is acknowledged within 4 hours and corrected within 24 hours. Re-inspection documented.
- **Key/Access Control:** All keys and access credentials logged in and out. Signed inventory reconciled monthly with COR.
- **Records:** Full inspection and corrective action records maintained for the life of the contract and available to the COR upon request.

5. PAST PERFORMANCE

Reference 1:

Contract No.:	W9127S24P0079
Project:	UCIC Branson MO — USACE Janitorial
Agency:	U.S. Army Corps of Engineers
Location:	Branson, MO
Period:	2024 – Present (Active)
COR Name:	Gilbert T. Peters
COR Email:	Gilbert.T.Peters@usace.army.mil

Scope: Janitorial services for USACE facilities in Branson, MO. Performed by David Duncan (primary proposed janitor for this contract). Includes daily cleaning, restroom sanitation, floor maintenance, and trash removal at Corps of Engineers facilities.

Reference 2:

Contract No.:	W912Dq25P1027
Project:	USACE Warsaw MO Janitorial
Agency:	U.S. Army Corps of Engineers
Location:	Warsaw, MO
Period:	2025 – Present (Active)
COR Name:	Rachel R. Donatti
COR Email:	Rachel.R.Donatti@usace.army.mil

Scope: Active USACE janitorial contract in Warsaw, MO — approximately 50 miles from Stockton Lake. Jeanette Troutman (proposed backup) currently performs this contract. Includes daily/weekly cleaning of Corps administrative and operational facilities.

Reference 3:

Contract No.:	1305M322PNWWR0017
Project:	NOAA Springfield MO Janitorial
Agency:	NOAA (Dept of Commerce)
Location:	Springfield, MO
Period:	2022 – Present (Active)
COR Name:	Nicole Newman
COR Email:	nicole.newman@noaa.gov

Scope: Janitorial services for a federal administrative facility in Springfield, MO. Performed by Danielle Barnett (proposed backup). Services include daily cleaning, restroom maintenance, floor care, and supply management.

Seth Van Horn, CEO — Germrip LLC | March 27, 2026

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