

BID OPENING DATE AND TIME

ON: MARCH 20, 2013

AT: 10:30 A.M.

BID NO. S3Z58410	PAGE 1 OF 148	INVITATION AND BID ADVERTISED	BIDDER MUST COMPLETE BELOW
This Invitation to Bid with your quotations must be received prior to the above cited bid opening date and time.		 BIDS MUST BE RETURNED TO CITY OF PHILADELPHIA PROCUREMENT DEPARTMENT MUNICIPAL SERVICES BLDG. 1401 JFK BLVD, ROOM 170A PHILADELPHIA, PA 19102-1685	BIDDER AGREES TO COMPLY WITH ALL CONDITIONS OF THIS BID. UNSIGNED BIDS WILL NOT BE ACCEPTED.
DEPARTMENT VARIOUS	DIVISION VARIOUS		NAME AND ADDRESS OF FIRM
AWARDED			Federal EIN/Social Security Number
DATE FOR THE PROCUREMENT COMMISSIONER			BUYER S. BROWN K. OWENS

TITLE OF BID: Custodial Services For City Hall And Other City-Owned Real Estate

Commerce Department-Office of Economic Development (OEO) Economic Opportunity Plan (EOP) Chapter 17-1600- Bidder Requirements

This Invitation to Bid is issued under the Anti-Discrimination Policy described in the Mayor's Executive Order, policy and guidelines as attached. Specific instructions must be adhered to, and forms completed. Bidders are advised to review the instructions carefully. Failure to comply may disqualify the bidder. The specified ranges represent the percentage of Minority, Woman and Disabled participation that should be attained by the Bidder.

Participation Ranges

M-BE:	15%	to	20%
	AND/OR		
W-BE:	10%	to	15%
DS-BE:	0%	to	0%

Any and all questions about Executive Order 02-05 and bidder compliance should be Directed to the Commerce Department Office of Economic Opportunity (OEO) office at (215) 683-2000.

BID QUESTIONS

All questions concerning this Invitation to Bid, including specifications and conditions, must be Presented prior to the bid opening date and time. Contact the Procurement Department, Public Information Center by calling (215) 686-4721, 686-4720, or 686-4719 with questions.

For City Use Only

BID SECURITY See Conditions of Bidding	MASTER BID SECURITY		CERTIFIED CHECK SUBMITTED WITH BID	
	<input type="checkbox"/> YES	<input type="checkbox"/> NO	AMOUNT	CHECK NUMBER

City of Philadelphia
Economic Opportunity Plan
[CITY BID NUMBER S3Z58410]

I. Introduction, Definitions and Goals

A. Chapter 17-1600 of The Philadelphia Code requires the development and implementation of “Economic Opportunity Plan(s)” for certain classes of contracts and covered projects as defined in Section 17-1601. The Economic Opportunity Plan (“Plan”) memorializes the successful Bidder’s best and good faith efforts to provide meaningful and representative opportunities for Minority Business Enterprises (“MBEs”), Woman Business Enterprises (“WBEs”) and Disabled Business Enterprises (“DSBEs”), Disadvantaged Business Enterprises¹ (“DBEs”) (collectively, “M/W/DSBEs”) and an appropriately diverse building trades workforce in connection with the contract or covered project.

This Invitation and Bid and any resulting contract are subject to the Plan requirements as described in Section 17-1603 (2). Accordingly, by submission of its Bid, a responsive and responsible Bidder makes a legally binding commitment to abide by the provisions of this Plan which include Bidder’s commitment to exercise its best and good faith efforts throughout the contract term to provide meaningful and representative contracting opportunities for M/W/DSBEs and to employ an appropriately diverse workforce of tradespeople including minority and female persons in all phases of any contract awarded under this Bid.

Bidder hereby verifies that all information submitted to the City including without limitation, the Plan and all forms and attachments thereto, are true and correct and is notified that the submission of false information by Bidder is subject to the penalties of 18 Pa.C.S. Section 4904 relating to unsworn falsification to authorities. Bidder also acknowledges that if it is awarded a contract resulting from this Invitation and Bid, it is a felony in the third degree under 18 Pa.C.S. Section 4107.2 (a)(4) if, in the course of this contract, it fraudulently obtains public moneys reserved for or allocated or available to minority business enterprises or women's business enterprises.

B. For the purposes of this Plan, MBE, WBE, DBE and DSBE shall refer to certified businesses so recognized by the City of Philadelphia through its Office of Economic Opportunity (“OEO”). Only the work or supply effort of firms that are certified as M/W/DSBEs by an OEO approved certifying agency² at the time of bid opening will be eligible to receive credit as a Best and Good Faith Effort. In order to be counted, certified firms must successfully complete and submit to the OEO an application to be included in the OEO Registry which is a list of registered M/W/DSBEs maintained by the OEO and available online at www.phila.gov/oEO/directory. If bidder or bidder’s subcontractor(s) is certified by an approved certifying agency, a copy of that certification should be furnished with the bid.

¹Disadvantaged Business Enterprises (“DBEs”) are those socially or economically disadvantaged minority and woman owned businesses certified under 49 C.F.R. Part 26. If Bidder makes solicitation(s) and commitment(s) with a DBE, Bidder shall indicate which category, MBE or WBE, is submitted for credit.

²A list of “OEO approved certifying agencies” can be found at www.phila.gov/oEO

C. For this Plan, the term “Best and Good Faith Efforts,” the sufficiency of which shall be in the sole determination of the City, means: a Bidder’s efforts, the scope, intensity and appropriateness of which are designed and performed to foster meaningful and representative opportunities for participation by M/W/DSBEs and an appropriately diverse workforce and to achieve the objectives of Chapter 17-1600. Best and Good Faith Efforts are rebuttably presumed met, when a Bidder makes commitments within the M/W/DSBE Participation Ranges established for this Bid and commits to employ a diverse workforce as enumerated herein.

D. Goals

1. M/W/DSBE Participation Ranges

As a benchmark for the Bidder’s expression of its Best and Good Faith Efforts to provide meaningful and representative opportunities for M/W/DSBEs in the contract, the following participation ranges have been developed. These participation ranges represent, in the absence of discrimination in the solicitation and selection of M/W/DSBEs, the percentage of MBE, WBE and DSBE participation that is reasonably attainable on this contract through the exercise of Bidder’s Best and Good Faith Efforts. In order to maximize opportunities for as many businesses as possible, a firm that is certified in two or more categories (e.g. MBE and WBE and DSBE or WBE and DSBE) will only be credited toward one participation range as either an MBE or WBE or DSBE. The firm will not be credited toward more than one category. These ranges are based upon an analysis of factors such as the size and scope of the contract and the availability of MBEs, WBEs and DSBEs to perform various elements of the contract:

BID#	MBE		WBE
S3Z58410	15% - 20%	AND	10% - 15%

2. Employment Goals

Bidder agrees to exhaust its Best and Good Faith Efforts to employ an appropriately diverse workforce which includes minority persons and females at all tiers of employment and management. Bidder shall also cause its Subcontractors to employ an appropriately diverse workforce. For this Plan, an appropriately diverse workforce is one which reflects the local availability of workers possessing the requisite education, skills, and where appropriate, licenses, to work on this project.

II. Bidder Responsiveness and Responsibility

A. Bidder shall identify all its M/W/DSBE commitments and evidence its agreement to employ minority persons and females at the levels stated herein on the form entitled, “M/W/DSBE Participation and Workforce Commitments.” The Bidder’s identified commitment to use an M/W/DSBE on this form constitutes a representation by Bidder, that the M/W/DSBE is capable of completing the subcontract with its own workforce, and that the Bidder has made a

legally binding commitment with the firm. The listing of the M/W/DSBE firm by Bidder further represents that if Bidder is awarded the contract, Bidder will subcontract with the listed firm(s) for the work or supply effort described and the dollar/percentage amount(s) set forth on the form. In calculating the percentage of M/W/DSBE participation, Bidder shall apply the standard mathematical rules in rounding off numbers. In the event of inconsistency between the dollar and percentage amounts listed on the form, the percentage will govern. Bidder is to maintain the M/W/DSBE percentage commitments throughout the term of the contract which shall apply to the total amount of the contract and any additional increases. In the event the Successful Bidder's contract is increased by change order and/or modification, or amendment, it shall be the responsibility of the Successful Bidder to apply its Best and Good Faith Efforts to the amended amount in order to maintain any participation ranges committed to on the total dollar amount of the contract at the time of contract completion.

1. Commercially Acceptable Function

A Bidder that enters into a subcontract with an M/W/DSBE shall be considered to have made a Best and Good Faith Effort in that regard only if its M/W/DSBE subcontractor performs a commercially acceptable function ("CAF"). An M/W/DSBE is considered to perform a CAF when it engages in meaningful work or supply effort that provides for a distinct element of the subcontract (as required by the work to be performed in accordance with Bid specifications), where the distinct element is worthy of the dollar amount of the subcontract and where the M/W/DSBE carries out its responsibilities by actually performing, managing and supervising the work involved; M/W/DSBE subcontractors must perform at least twenty percent (20%) of the cost of the subcontract (not including the cost of materials, equipment or supplies incident to the performance of the subcontract) with their own employees.

The City may evaluate the amount of work subcontracted, industry practices and any other relevant factors in determining whether the M/W/DSBE is performing a CAF and in determining the amount of credit the Bidder receives towards the participation ranges. For example, a Bidder using an M/W/DSBE non-stocking supplier (i.e., a firm that does not manufacture or warehouse the materials or equipment of the general character described by the Bid specifications and required under the contract) to furnish equipment or materials will only receive credit towards the participation ranges for the fees or commissions charged, not the entire value of the equipment or materials furnished.

B. Upon award, letters of intent, quotations, and any other accompanying documents regarding commitments with M/W/DSBEs, including the M/W/DSBE Participation and Workforce Commitments Form, become part of the contract. M/W/DSBE commitments are to be memorialized in a written subcontract agreement and are to be maintained throughout the term of the contract and shall apply to the total contract value (including approved change orders and amendments). Any change in commitment, including but not limited to termination of the subcontract, reduction in the scope of committed work, substitutions for the listed firms, changes or reductions in the listed dollar/percentage amounts, must be pre-approved in writing by OEO. Throughout the term of the contract, Bidder is required to continue its Best and Good Faith Efforts.

C. In the event Bidder does not identify on the M/W/DSBE Participation and Workforce Commitments Form that it has made M/W/DSBE commitments within the participation ranges established for this Bid and/or does not agree to the employment goals described herein, Bidder must complete and submit a *Documentation of Best and Good Faith Efforts Form* ("BGFE Form"), documenting its solicitations and any commitments with M/W/DSBEs, and detailing any efforts made to include M/W/DSBEs in the contract and to employ a diverse workforce. The submission of the BGFE Form is an element of bid responsiveness and failure to include this form may result in the rejection of the Bid. The BGFE Form must include at a minimum, certification and documentary evidence that the following actions were taken:

1. Solicitation directed to both qualified M/W/DSBEs registered with OEO and qualified M/W/DSBEs certified by agencies approved by OEO. Bidder must provide a list of all certification directories used for soliciting participation for this Bid. Bidder must determine with reasonable certainty if the M/W/DSBEs are interested by taking appropriate steps to follow up on initial solicitations; one time contact, without follow up, is not acceptable; and

2. Bidder provided interested M/W/DSBEs with adequate information about the plans, specifications, and requirements of the contract in a timely manner to assist them in responding to a solicitation; and

3. Bidder negotiated in good faith with interested M/W/DSBEs. A Bidder using good business judgment would consider a number of factors in negotiating with subcontractors, including M/W/DSBE subcontractors, and would take a firm's price and capabilities as well as the objectives of the Plan into consideration; and

4. Documentation of the following:

i. Any commitments to use M/W/DSBEs in its bid for subcontracted services and materials supply even when Bidder would otherwise prefer to self-perform/supply these items; and

ii. Correspondence between the Bidder and any M/W/DSBE(s) related to this Bid; and

iii. Attendance logs and/or records of any scheduled pre-bid meeting;
and

5. Certification and evidence that the following actions were taken or documentation of the following, or an explanation why these actions were not taken or why documentation does not exist:

i. Any arms length business assistance provided to interested M/W/DSBEs which may include access/introduction to major manufacturer/suppliers, lines of credit and union halls; and

- ii. Solicitation through job fairs, newspapers, periodicals, advertisements and other organizations or media that are owned by M/W/DSBEs and/or focus on M/W/DSBEs; and
- iii. Telephone logs of communications related to this Bid; and
- iv. Notification of and access to bid documents at the Bidder's office or other office locations for open and timely review; and
- v. Bidder sought assistance from the Urban Affairs Coalition, Careerlink Philadelphia, Opportunity Industrial Center and the Philadelphia Workforce Development Corporation to perform employment outreach; and
- vi. Bidder published its policy of nondiscrimination in the hiring, retention and promotion of employees; and
- vii. Any agreement with an apprenticeship or training program that targets the employment of minority persons, disabled persons and women.

III. Evaluation of Responsiveness and Responsibility

A. Evaluation and Determination

1. The City, acting through its OEO, will evaluate the responsiveness of the Bidder's Plan to these requirements. OEO reserves the right to request further documentation and/or clarifying information at any time prior to the award of the contract which may result in Bidder's amendment of its M/W/DSBE Participation and Workforce Commitments Form or BGFE Form.

B. Administrative Reconsideration

1. If the OEO determines that the apparent low Bidder has not made sufficient Best and Good Faith Efforts, the Bidder will be notified and may file a written appeal with OEO within forty-eight (48) hours of the date of notification. The decision of OEO may be appealed in writing within forty-eight (48) hours of the date of OEO's decision to Chief Operating Officer of the Commerce Department or his designee whose decision shall be final. If it is determined that the apparent low Bidder did not make sufficient Best and Good Faith Efforts, its Bid will be rejected.

2. Notwithstanding compliance with the requirements set forth herein, the City reserves the right to reject any or all bids as deemed in the best interest of the City.

IV. Compliance and Monitoring of Best and Good Faith Efforts

A. A copy of the Successful Bidder's Plan, as certified below by OEO, will be filed with the Chief Clerk of Council by the Procurement Department on behalf of the Successful

Bidder, within fifteen (15) days of the Procurement Department's issuance of the notice of award.

The Successful Bidder agrees to cooperate with OEO in its compliance monitoring efforts, and to submit, within the time limits prescribed by OEO, all documentation which may be requested by OEO relative to the awarded contract, including the items described below. The Successful Bidder must provide as required and maintain the following contract documentation for a period of three (3) years following acceptance of final payment under the contract:

- Copies of signed contracts and purchase orders with M/W/DSBE subcontractors;
- Evidence of payments (cancelled checks, invoices, etc.) to subcontractors and suppliers to verify participation;
- Telephone logs and correspondence relating to M/W/DSBE commitments.

B. The Successful Bidder shall ensure that all its on-site contractors submit, to the extent required by law, certified payrolls to the City's Labor Standards Unit in the format prescribed by that agency which includes hours worked by minority and female apprentices and journeypersons.

C. Prompt Payment of M/W/DSBEs

1. The Successful Bidder shall within five (5) business days after receipt of a payment from the City for work performed under the contract, deliver to its M/W/DSBE subcontractors their proportionate share of such payment for work performed (including the supply of materials). In connection with payment of its M/W/DSBE subcontractors, the Successful Bidder agrees to fully comply with the City's payment reporting process which may include the use of electronic payment verification systems.
2. Each month of the contract term and at the conclusion of the contract, the Successful Bidder shall provide to the OEO documentation reconciling actual dollar amounts paid to M/W/DSBE subcontractors to M/W/DSBE commitments presented in the Plan.

D. Oversight Committee

1. For this project, the City, in its sole discretion, may establish a Project Oversight Committee consisting of representatives from the Bidder's company, representatives of the building trades, the construction manager, and the City which may include the Project site's District Councilperson, OEO, and appropriate community organizations ("Committee"). The Committee will meet regularly to provide advice for the purpose of facilitating compliance with the Plan.

2. If a Project Oversight Committee is established, the City will convene meetings of the Committee no later than one (1) month after issuance of the Notice To Proceed.

V. Remedies and Penalties for Non-Compliance

A. The Successful Bidder agrees that its compliance with the requirements of the Plan is material to the contract. Any failure to comply with these requirements may constitute a substantial breach of the contract. It is further agreed and understood that in the event the City determines that the Successful Bidder hereunder has failed to comply with these requirements the City may, in addition to remedies reserved under Section 17-1605 of The Philadelphia Code, any other rights and remedies the City may have under the contract, or any bond filed in connection therewith or at law or in equity, exercise one or more of the remedies below, which shall be deemed cumulative and concurrent:

- a. Withhold payment(s) or any part thereof until corrective action is taken.
- b. Terminate the contract, in whole or in part.
- c. Suspend/Debar the successful bidder from bidding on and/or participating in any future City contracts for a period of up to three (3) years.
- d. Recover as liquidated damages, one percent of the total dollar amount of the contract for each one percent (or fraction thereof) of the commitment shortfall. (NOTE: The "total dollar amount of the contract" shall include approved change orders, amendments and for requirements contracts shall be based on actual quantities ordered by the City.)

The remedies enumerated above are for the sole benefit of the City and City's failure to enforce any provision or the City's indulgence of any non-compliance with any provision hereunder, shall not operate as a waiver of any of the City's rights in connection with any contract resulting from this Invitation and Bid nor shall it give rise to actions by any third parties including identified M/W/DSBE subcontractors. No privity of contract exists between the City and the M/W/DSBE subcontractor identified in any contract resulting from this Invitation and Bid. The City does not intend to give or confer upon any such M/W/DSBE subcontractor(s) any legal rights or remedies in connection with subcontracted services under any law or Executive Order or by any reason of any contract resulting from the Invitation and Bid except such rights or remedies that the M/W/DSBE subcontractor may seek as a private cause of action under any legally binding contract to which it may be a party.

BID NUMBER BID NAME

SIGNATURE OF BIDDER AND TITLE³

DATE

ANGELA DOWD-BURTON, Executive Director, Office of Economic Opportunity⁴ DATE

[See Forms on following pages; these Forms, as completed by Bidder, must be submitted with the Bid as a matter of Responsiveness and Responsibility]

³Bidder is required to sign and date, but the City reserves the right to obtain the Successful Bidder's signature thereon at any time prior to Plan certification. The Successful Bidder will receive from the City a certified copy of its Plan which will be filed by the Procurement Department with the Chief Clerk of City Council within fifteen (15) days of the Procurement Department's issuance of a notice of award and published by OEO, in a downloadable format, on the OEO website.

⁴ Pursuant to Section 17-1603 (2) of The Philadelphia Code, the representative of the City of Philadelphia's Office of Economic Opportunity, the "certifying agency", certifies that the contents of this Plan are in compliance with Chapter 17-1600.

OEO Official Use Only

M/W/DSBE Commitments

Percent/Dollar Amount

_____ [MBE]

_____ [WBE]

_____ [DSBE]

**M/W/DSBE Participation and Workforce Commitments
EOPs FOR BIDS ESTIMATED AT MORE THAN \$250,000**

DEPARTMENT OF COMMERCE OFFICE OF ECONOMIC OPPORTUNITY (OEO)					
Minority (MBE), Woman (WBE), Disabled (DSBE) and Disadvantaged (M-DBE and W-DBE) Business Enterprises ¹					
BID NUMBER -		NAME OF BIDDER -		BID OPENING DATE -	
<i>List below all MBE/WBE/DSBE/DBEs* that you have a commitment to use for a Commercially Acceptable Function On this Bid - Photocopy this form as necessary.</i>					
<input type="checkbox"/> MBE <input type="checkbox"/> WBE <input type="checkbox"/> DSBE <input type="checkbox"/> M-DBE ² <input type="checkbox"/> W-DBE ²		<input type="checkbox"/> Subcontractor <input type="checkbox"/> Supplier		Quote Received	
Company Name		Work or Supply Effort to be Performed		Amount Committed To	
Address		YES ³		Dollar Amount	
Contact Person		NO		\$	
Telephone Number Fax #				Percent of Total Proposal	
E-mail Address					%
OEO Registry #	Certifying Agency				
<input type="checkbox"/> MBE <input type="checkbox"/> WBE <input type="checkbox"/> DSBE <input type="checkbox"/> M-DBE ² <input type="checkbox"/> W-DBE ²		<input type="checkbox"/> Subcontractor <input type="checkbox"/> Supplier		Quote Received	
Company Name		Work or Supply Effort to be Performed		Amount Committed To	
Address		YES ³		Dollar Amount	
Contact Person		NO		\$	
Telephone Number Fax #				Percent of Total Proposal	
E-mail Address					%
OEO Registry #	Certifying Agency				
<input type="checkbox"/> MBE <input type="checkbox"/> WBE <input type="checkbox"/> DSBE <input type="checkbox"/> M-DBE ² <input type="checkbox"/> W-DBE ²		<input type="checkbox"/> Subcontractor <input type="checkbox"/> Supplier		Quote Received	
Company Name		Work or Supply Effort to be Performed		Amount Committed To	
Address		YES ³		Dollar Amount	
Contact Person		NO		\$	
Telephone Number Fax #				Percent of Total Proposal	
E-mail Address					%
OEO Registry #	Certifying Agency				

¹MBE/WBE/DSBEs Listed above must be certified prior to bid submission date.
²If Bidder makes commitments with DBEs, Bidder shall indicate which class type M-DBE or W-DBE is submitted for credit.
³Bidder should attach quotation with this form, but the City reserves the right to request this information which shall be submitted by bidder within 48 hours of the City's Request.
 REV 09/2010 Please make additional copies when necessary

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SECTION 1: GENERAL BID SUBMISSION

1.1 **TITLE: Custodial Services for City Hall and Other City – Owned Real Estate**

1.2 **SCHEDULE NO: 101-01**

1.3 **CONTRACT TERM: 06/01/2013 to 05/31/2014** (“Initial Term”), with an option to renew for up to **Two (2)** additional **One (1)** year periods and one additional Six month period, (“the Renewal Term”) exercisable, at the City’s sole discretion, as of the expiration of the Initial Term or the current Renewal term. The City may, at its sole discretion, renew the contract for up to three (3) months at the beginning of each renewal period(s) (the “Additional Performance Period”), if a decision has been made not to renew the contract for an entire year.

1.3.1 The City shall exercise such sole option to renew the Contract Term by issuing a letter (the “Renewal Notice”) notifying the Contractor that the Contract is renewed for the Renewal Term or Additional Performance Period (identified by commencement and termination dates) that is specified in the Renewal Notice. The Contract shall be deemed to be renewed for such Renewal Term or Additional Performance Period, and Contractor shall be obligated to perform all terms and conditions of the Contract throughout such Renewal Term or Additional Performance Period, as of the effective date indicated on the City’s Renewal Notice, whether or not Contractor has agreed, verbally or in writing, to such renewal of the Contract term.

1.3.2 If an individual Performance Bond and/or Payment Bond is required under this Invitation and Bid, such bond(s) shall be and remain in full force and effect throughout the Initial Term, all Renewal Terms, any Additional Performance Period, and the period of any unexpired warranty provided or required under the Contract, without notice of Contract renewal by the City to the surety or the consent of the surety thereto. It is the sole responsibility of the Contractor to ensure that such bond(s) remain in full force and effect as provided in this Section, and failure to do so shall be an event of default pursuant to Section 19, Default, of the attached Terms and Conditions of Bidding and Contract.

If participation in the City’s Master Performance Security Program is required under this Invitation and Bid, Contractor shall pay the required annual fee for such participation for each Renewal Term upon the issuance of the Renewal Notice.

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1.4 CONTRACT TYPE: REQUIREMENTS

1.4.1 The following items are required in the operation of various City agencies as ordered. Exact quantities cannot now be determined but estimates thereof are listed herein. Quantities listed may be increased or decreased to meet the requirements of the City during the period of this contract. A minimum is not guaranteed. Purchase orders issued as a result of this bid will be for materials or services to be delivered generally on an as-needed basis. Successful bidders are cautioned not to deliver any materials or services without first being advised to do so by the ordering agency.

1.4.2 It is the intent of the Procurement Department to make an award for the period as stated above subject to the appropriation of funds in succeeding fiscal year/years by City Council. The City's fiscal year is from July 1st to June 30th inclusive.

Commodities or services on the bid to be ordered after the end of the fiscal year are subject to the issuance of purchase orders for the following fiscal years. The City is not liable for the award involving following fiscal years' funds until such orders are issued.

The successful bidder(s) obligation to deliver on such purchase orders shall not take effect until the orders are issued. To simplify the contract procedure, however, the successful vendor will be required to furnish a Performance Bond or Performance Security Fee to cover units awarded to him.

1.5 METHODOLOGY OF ACQUISITION: PURCHASE only.

1.6 STATEMENT OF DIRECTION:

The City of Philadelphia intends to acquire Custodial Service and Maintenance Supplies for City Hall and other City-Owned Real Estate as specified herein during the contract period.

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1.7 **BID SECURITY**

- 1.7.1 All bids submitted with a total greater than \$30,000.00 must be accompanied by the proper Bid Security.

Bidders already enrolled in the City's Master Bid Security Program for July 1, 2012 to June 30, 2014 are not required to provide Bid Security if their bid total is \$500,000.00 or less (per paragraph 2 of "Terms and Conditions of Bidding and Contract").

The Master Bid Security Program allows bidders to qualify for bid security for individual bids submitted during the covered bidding period provided the individual bid total is \$500,000.00 or less.

1.7.2 **Bids Opening July 1, 2012 through June 30, 2014**

Bidders may qualify for the Master Bid Security Program described above for **July 1, 2012 – June 30, 2014** by submitting a check in the amount of **\$200.00** made payable to the City of Philadelphia. The check should be submitted, under separate cover, to the Bid Unit Supervisor at least one day prior to the first bid that the bidder wants covered under the program and is *non-refundable*.

Or if, and only if, the bidder chooses to submit the check for the Master Bid Security Program with their bid, the check **MUST** be in the form of a Certified, Treasurer's or Cashier's Check, Bank or United States Postal Money Order and is non-refundable.

- 1.7.3 If the bidder is not enrolled and does not intend to enroll; or if the total value of the bid submitted exceeds \$500,000.00, the Master Bid Security Program is not applicable. Bidders instead **MUST** submit with their bid a refundable Certified, Treasurer's or Cashier's Check, Bank Money Order or United States Postal Money Order in the amount of **\$6,000.00**.

1.8 **BID INFORMATION:**

- 1.8.1 All information concerning this bid will be contained in this bid document as issued or amended.
- 1.8.2 Information provided verbally by any City official shall not be binding or relevant.

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1.8.3 Reference is made to the following Attachments with this Invitation and Bid:

Attachment A: Certification of Site-Visit Form

Attachment B: Procurement Department Specification#24-W-1d:99

Attachment C: Snow Removal Plan for City Hall Apron

Attachment D: Product Specifications

1.9 BID SUBMISSION:

1.9.1 Bid information must be submitted to the City of Philadelphia no later than the time and date for the bid opening.

1.9.2 Advertised sealed bids will be received and read publicly at 10:30 AM in Room #170A, 1st Floor, Municipal Services Building, 1401 JFK Boulevard.

1.9.3 Bid should be complete and include ALL information required as described in the various paragraphs of the bid specifications.

1.9.4 All pricing must be completed on the forms provided; be complete; and be in ink or typed.

1.9.5 The bid must be complete as to required bid signatures and corporate seal, and fully accept the terms and conditions contained in the bid.

1.9.6 **BID PROCESSING FEE:**

For purposes of this bid only, bidder **MUST** submit with their bid a non-refundable check or money order payable to the City of Philadelphia in the amount of **\$200.00** to cover the bid processing fee. Failure to submit the bid processing fee may result in disqualification from bidding.

1.9.7 When M-BE, W-BE or DS-BE ranges are required on Invitation and Bid, bidders are reminded that the submission of a blank "Commerce Department Office of Economic Opportunity (OEO)" Solicitation and Commitment Form" will be deemed non-responsive and ineligible for an award. Bidders are reminded to read carefully and entirely the "Bidder's Guidelines relating to Executive Order 02-05".

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1.9.8 In accordance with the City of Philadelphia's Regulations Relating to Local Bidding Preferences for Procurement Contracts, this bid may be subject to a 5% local bid preference. In order to determine eligibility to receive the 5% preference, if applicable, **bidder or subcontractor must be certified at the time of the bid opening and must submit with the bid the Local Business Entity Certification number** as issued by the Procurement Department for the prime contractor or the applicable subcontractor. If the prime relies upon its subcontractor's LBE status in order to be eligible for the preference, the name and certification number of the subcontractor **must** be submitted with the bid. **Failure to submit the prime's LBE certification number or the subcontractor's name and the LBE certification number with the bid will deem bidder ineligible for the 5% preference.**

Further, by submission of this bid, bidder makes the following certification in connection with the grant of any local bidding preference:

"I certify, that if awarded this contract on the basis of application of the LBE preference, my company or my subcontractor, throughout the entirety of this contract, will perform the majority of the work under this contract within the geographic limits of the City of Philadelphia, and I will, or cause my subcontractor to, maintain within the City a majority of the inventory or equipment that will be used on this contract or the amount of inventory that is customary for this industry."

Prime or subcontractor's LBE Certification Number _____

If applicable:

Subcontractor's Name _____

NOTE: If you wish to apply for Local Business Entity (LBE) certification, go to www.phila.gov/bids. Please provide sufficient time prior to bidding for processing of the LBE application.

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1.9.9 **BID QUESTIONS OR PROBLEMS**

In preparing the bid response, should any bidder need clarification on the bid requirements, identify a discrepancy in the specifications, determine that a specified product has been discontinued or an alternate procedure is advised, etc.; then the bidder is **STRONGLY** encouraged to bring these issues to the attention of the Procurement Department’s Public Information Unit prior to the bid opening by calling (215) 686-4720 or 4721, or by faxing (215) 686-4716. **Questions, whether phoned or faxed, should be received no later than three (3) business days after the scheduled Mandatory Pre-Bid Meeting referenced in paragraph 1.11 of this Invitation and Bid. The City reserves the right to only respond to those questions submitted prior to the stated deadline.** If it is in the City’s best interest to do so, the bid **MAY** be amended to reflect the proposed changes/modifications. **Exceptions taken DO NOT obligate the City to change the specifications. The City of Philadelphia, Procurement Department will notify all bidders in writing, by addendum duly issued, of any interpretations/changes made to specifications or instructions. The City will not accept responsibility for oral instructions, suggestions or changes by any City agency.**

Otherwise the successful bidder will have to provide the product or service exactly as defined in this bid, and in accordance with the specifications and requirements as listed in this Invitation and Bid.

1.9.10 **ALTERNATES SUBMITTED:**

If an alternate to any item is offered, bidder must follow instructions in Paragraph 4 of “Terms and Conditions of Bidding and Contract”. State the brand name and the model number of each alternate offered. Detailed technical information on the alternate should accompany the bid.

Failure to state alternates will obligate bidder to provide material and/or service specified in the bid.

Any other product information submitted by bidder in connection with this bid is for purposes of product description, information and specification only. Bidder agrees that any additional terms or conditions contained therein, including, but not limited to, disclaimers or limitations of liability, do not become part of the bid.

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1.10 MANDATORY SITE INSPECTIONS:

Vendors shall examine each site in detail where work is to be done and acquaint themselves with conditions affecting the work area for which they will be held responsible. Each location in the bid will have a Mandatory Site-Inspection.

The "Certification of Site-Visit" Form provided in **ATTACHMENT "A"** of this Invitation and Bid, must be completely filled out by the vendor and signed by the Contract Administrator or his/her designee, certifying the completion of the Mandatory Site Inspection at each location.

Vendors are encouraged to review, in advance, the Date and Starting Time for the Mandatory Site-Visits. Failure to attend the Mandatory Site-Visits on the Date and Starting Time listed in Paragraph 1.10.1 below and on the Certification Sheet shall disqualify vendor from award of this Invitation and Bid.

The Contract Administrator for each of the Department of Public Property locations in this Invitation and Bid is Joseph T. Harley – Facilities Service Manager @ (215) 686-4527.

1.10.1	LOCATION	INSPECTION DATE	INSPECTION START TIME
	CITY HALL BUILDING		TUESDAY, MARCH 5th, 2013 @ 9:00 AM ROOM 797
	FIRE ADMINISTRATION BUILDING 3 RD & SPRING GARDEN STS.		TUESDAY, MARCH 5th, 2013 @ 10:30 AM
	POLICE FORENSICS 8 Th & POPULAR STS.		TUESDAY, MARCH 5TH, 2013 @ 11:30 AM

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LOCATION	INSPECTION DATE	INSPECTION START TIME
RIVERVIEW NURSING HOME 7979 STATE ROAD		WEDNESDAY, MARCH 6TH, 2013 @ 9:00 AM
POLICE DISTRICT (24/25) 3901 WHITAKER AVE.		WEDNESDAY, MARCH 6TH, 2013 @ 10:30 AM
EMERGENCY MEDIC STATION 3061 ISLAND AVENUE		WEDNESDAY, MARCH 6TH, 2013 @ 12:00 PM

1.11 MANDATORY PRE-BID MEETING:

A MANDATORY PRE-BID MEETING for all interested parties will be held on **Thursday, 12:00 Noon, March 7th, 2013** in the **Municipal Services Building - 1401 JFK Boulevard, Room 170A, Philadelphia, PA 19102**

The purpose of this meeting is to respond to questions from prospective bidders. Bidders are encouraged to submit questions in writing at this time. All questions that materially impact upon the bid process will be answered, in writing, in a formal addendum issued by the City. Oral responses by City employees or their representatives are not binding and shall not in any way be a commitment by the City.

Attendance at this Pre-Bid Meeting is Mandatory. Only bidders who attend the Pre-Bid Meeting and are subsequently qualified by the City will be eligible for award.

IT IS THE VENDOR'S RESPONSIBILITY TO ENSURE THAT THEY ARRIVE AT THE PRE-BID MEETING ON TIME. VENDORS WHO ARRIVE TWENTY MINUTES AFTER THE MEETING HAS STARTED, MAY BE DENIED ENTRY TO THE MEETING.

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1.12 BIDDER QUALIFICATION AND BID SUBMISSION:

1.12.1 Vendor qualifications and the bid document must be submitted in two (2) separate sealed packages.

The first package must be identified as **Bidder's Qualification Package** and show Bid No. along with the name of the firm. The package should contain all the information as requested in **Paragraphs 1.15 through 1.15.8** of this Invitation and Bid.

The second package must be identified as **Bid Documents Package** and show Bid No. along with the name of the firm. This package must contain the fully executed bid documents (to include pricing pages, contract backer, any Addendums, Bid Security and Bid Processing Fee) as requested in **Paragraph 1.16**.

1.12.2 Qualifications and bid information must be submitted to the City's Procurement Department no later than the time and date stated for bid submittal.

1.12.3 Qualifications and bid must be complete and should include all information required and as described in Sections 1.15 through 1.15.8 and 1.16 of this bid. Incomplete submission may result in bidders disqualification for reasons of non-responsiveness.

1.12.4 All bid pricing must be completed on the forms provided, be complete, and be in ink or typed.

1.12.5 Bid must be complete as to required bid signatures and corporate seals and must fully accept the terms and conditions contained in the bid. A bid submitted with counter terms and conditions may be disqualified.

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1.13 **BIDDER CONTACT PERSON(S):**

PRE-AWARD:

Indicate below to whom in your firm questions concerning this Invitation and Bid should be directed:

Name: _____

Address: _____

City/State/ZC: _____

Telephone No.(____) _____ Ext.: _____

Fax No.(____) _____

E-mail address _____

State Company Web Site Address: _____

1.14 **CONTRACT CONTACT PERSON:**

Indicate below to whom in your firm questions concerning the Contract resulting from this Invitation and Bid should be directed:

Name: _____

Address: _____

City/State/ZC: _____

Telephone No.(____) _____ Ext.: _____

Fax No.(____) _____

E-mail address _____

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1.15 BIDDER QUALIFICATION PACKAGE

City is committed to only contracting with a vendor who is qualified to meet all the specifications and requirements of this bid. As such, bidders are to respond to each element of Section 1.15, Bidder Qualification. If the information requested does not apply to your firm, it must be so noted in the qualification submittal.

The City may require bidders to briefly discuss or clarify their submission.

1.15.1 Form of Bidder Qualification Submittal

The Bidder qualification submittal must be in a separate envelope from the bid package. The bidder is to submit one original qualification submittal plus two (2) additional copies. The envelope is to clearly note Bid firm's name and be labeled "**Bidder's Qualification Package.**"

The qualification is to be organized as follows with all pages numbered and bid paragraphs specifically identified:

- 1) Table of Contents
- 2) General Information per Section 1.15.2
- 3) Financial Information per Section 1.15.3
- 4) Capabilities & References per Section 1.15.4
- 5) Hazardous Materials Data Sheets per Section 1.15.5
- 6) Management and Maintenance Program per Section 1.15.6
- 7) Bidder's Quality Assurance Plan per Section 1.15.7
- 8) Bidder's Transition Plan per Section 1.15.8

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9) Confidential Information

If the bidder chooses to include material of a confidential nature, then the City will exercise reasonable efforts to keep such material confidential to the extent permitted by law. The bidder shall separate all confidential material from the rest of the Bidder's Qualification Package and provide it in a sealed envelope, with each page of the confidential material marked "Confidential" and a cross reference designation in both the Qualification Package and in the confidential material so that the City can easily determine where the material belongs in the Qualification package.

Any Qualification Package which contains confidential material must be accompanied by the following paragraph in the letter of transmittal:

"Pages_____identified with the symbol___ contain information that is a trade secret and/or which, if disclosed, could cause substantial injury to bidder's competitive position. (Bidder) requests that such information be used only for the evaluation of the proposal, and understands that disclosure will be limited only to the extent that the City determines is proper. If a contract is awarded to the bidder, the City will have the right to use or disclose the information as provided by law or in the contract. In any case, (Bidder) shall not hold the City liable for damages or in any other way for any disclosures that may occur."

1.15.2 **INFORMATION:**

- 1.15.2.1 Provide a brief history of your organization and an executive summary signed by an officer that describes your company's qualifications, abilities and experience in furnishing custodial services. Vendor must demonstrate that it has sufficient experience in accounts of similar size and scope as that described herein.

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- 1.15.2.2 Bidders shall provide documentation which demonstrates that they have sufficient experience performing the type of work required and providing a complete and comprehensive Management and Maintenance Program (Ref: paragraphs 1.15.6 through 1.15.6.2). Provide letters of reference from customers or copies of contracts detailing experience as a Prime Contractor in providing custodial services not less than three (3) years experience in providing custodial service (reference Section 2), scope, and complexity (i.e. - multi-shift operations and use of ride-on power equipment) as that which is outlined in Section 2 of this Bid document.
- 1.15.2.3 Bidders shall possess the necessary resources to implement the service and provide the necessary support and customer service functions.
- 1.15.2.4 **Leasing Equipment:**
- If a vendor intends to lease the equipment listed in Section 2, specifications to be used during the initial contract period and any renewal periods thereafter, they shall submit with their bid submission a letter from the Leasing Company (on Company letterhead) with whom they intend to lease the referenced equipment from, guaranteeing that if the said vendor (List Vendor Name) who is submitting this Invitation and Bid (**S3Z58410**) is awarded the contract or any part thereof, the required equipment, as listed above will be available to the vendor for the initial contract period and any renewal periods thereafter.
- 1.15.2.5 Bidders **MUST** be and remain throughout the contract period in full compliance with any and all applicable certifications, permits and licensing requirements as required to perform the full scope of work as described in the bid specifications within the City of Philadelphia and must have available for its use when needed all tools, equipment, materials, personnel and technical support as specified herein.

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1.15.2.6 Bidders shall also indicate if any of the specified services will be provided through a subcontractor(s). State the name(s) of the subcontractor(s) and the specific service to be performed. For each listed subcontractor, Bidder shall also furnish information as required in Paragraphs 1.15.2.2 and 1.15.2.3 to shown evidence of ability to perform the work.

1.15.2.6.1 All subcontractors are subject to approval of the City. The City's approval of subcontractor shall in no way relieve the Contractor of his/her responsibilities for all requirements of the bid. A CITY OF PHILADELPHIA TAX IDENTIFICATION NUMBER IS REQUIRED FOR ALL SUBCONTRACTORS PRIOR TO APPROVAL. The Contractor shall not assign this contract or any part thereof, and he/she shall not assign any right to any moneys to be paid him thereunder. The contract as a whole shall not be sublet. No portion of the work shall be sublet without the approval of the City's Contract Manager, and no subcontractor shall be employed unless in the opinion of the Contract Manager, he/she is reliable and responsible and competent to perform the work in compliance with the Contract Documents.

All subcontractors so employed shall be bound by the terms and conditions of this contract, and neither the Contractor nor his/her sureties will be relieved from the terms and conditions of this contract or their duties or responsibilities under the same by reason of such employment.

1.15.3 **FINANCIAL INFORMATION:**

Please provide the following information for your company and/or partners. Vendors are to identify each submission of required information to its applicable paragraph.

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- 1.15.3.1 A copy of your company's audited financial statements certified by a professional accounting firm, detailing balance sheet, income and cash-flow statements for the last three (3) years.
- 1.15.3.2 List bank reference(s), name and telephone number of a person familiar with your accounts, types of accounts, loans or lines of credit and relevant dates that accounts were established. These persons will be called by the City as references.
- 1.15.3.3 List the names and telephone numbers of your major suppliers and customers and the approximate dollar amount of business done with each over the last twelve (12) months. These persons will be contacted by the City as credit references.
- 1.15.3.4 If you are a partnership or joint venture, give the date of agreement, County and state where agreement was filed, and name and address of each partner. If you are a corporation, give the date and state of organization and the names and addresses of the officers.
- 1.15.3.5 List all bankruptcy filings against you, your company or related companies in the last seven (7) years.
- 1.15.3.6 Vendors are advised that the City of Philadelphia will require a performance bond as part of the resulting contract. List the Surety companies which have heretofore issued performance bonds to you for prior contracts. Give names and addresses of each Surety company, amount of each bond and the term of each bond. List any performance bonds that were called the last five years due to unsuccessful completion of the contract.
- 1.15.3.7 List any law suits against your company or any of your officers or partners in the last five (5) years. Bidder shall describe any pending, contemplated or on-going administrative or judicial proceedings material to Bidders business or finances including, but not limited to, any litigation, consent orders or agreements with any state or federal regulatory agency involving Bidder or any subcontractor Bidder plans to use for the services described in this bid.

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1.15.3.8 Vendor is to state if the company, or its subcontractors or any partners or officers of the company or subcontractors are delinquent in payment of any debts or obligations to the City of Philadelphia.

1.15.4 **CAPABILITIES AND REFERENCES:**

1.15.4.1 List all contracts your company, related companies, or subcontractors have had with the Federal, State, City or its related agencies in the last three years.

1.15.4.2 List any occurrences within the last three years in which you, your company or related companies and/or subcontractors failed to successfully complete a contract. List any contractual arrangements which were canceled or not renewed for poor performance.

1.15.4.3 Provide a minimum of three (3) contract references that your firm has provided custodial services for the last five (5) years. These references should support your company's capability to meet the requirements of this bid's size and scope. Provide a detailed description for each contract.

The description, at a minimum, is to include the contract term, estimated annual contract value, nature of the work, and the name, address and telephone number of the customer's contract administrator.

At the discretion of the City, these persons may be contacted.

1.15.5 **HAZARDOUS MATERIAL DATA SHEETS**

Bidders are reminded that, where applicable, they are required to furnish copies of the Materials Safety Data Sheet pertinent to the product(s) offered in conjunction with the services provided hereunder. The Prime Contractor or its subcontractors are required to provide, prior to service, Material Safety Data Sheets to the City's Contract Manager. All hazardous materials containers must have warning notices affixed as described by law.

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1.15.6 MANAGEMENT AND MAINTENANCE PROGRAM

All bidders are required to submit with their bid a Comprehensive Management and Maintenance Program to administer this contract. **This plan MUST detail, at least, the minimum service personnel for the facilities specified in Paragraph 2.3 and outline the daily assignments of work to the supervisors and crews, the processing of reports, and review and documentation of custodial supplies used.** This plan shall be subject to the final approval of the Contract Manager.

- 1.15.6.1 Bidders program MUST ensure that ALL of the requirements of the contract will be provided as specified. The plan will indicate what measures will be used to evaluate performance and the frequency at which these measures will be instituted.
- 1.15.6.2 The Management and Maintenance program shall be comprehensive, complete and shall include, but not limited to the following:
- (i) A statement describing the bidder's corporate support structure and resources to support the City custodial operation.
 - (ii) A Quality Assurance Plan as specified in paragraph 1.15.7.
 - (iii) A methodology for maintaining optimum cleaning efficiency and productivity through ongoing training and development activities, technical advancements, and management overview.
 - (iv) A recording system to show all inspections to be conducted and supplies to be used and the corrective action to be taken (where applicable).

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1.15.7 **BIDDER'S QUALITY ASSURANCE PLAN**

All bidders are required to submit with their bid a written and comprehensive Quality Assurance Plan to ensure that the requirements of the contract will be provided as specified. The plan shall indicate what measures will be used to evaluate performance and the frequency at which these measures shall be instituted. The Quality Assurance Plan will be subject to the approval of the Contract Manager.

- 1.15.7.1 The goal of the Quality Assurance Plan shall be to identify and correct any deficiencies in the quality of services before the level of performance becomes unacceptable, and/or the City staff and others point out the deficiencies.
- 1.15.7.2 The plan shall be comprehensive, complete, and shall include, but not be limited to, the following:
- (i) A list of any alternate brand equipment, by item number (see Ref: 1.9.10 above and para. 2.8 - Equipment to be supplied) that the bidder intends to use on this contract.
 - (ii) An inspection system covering all the services required under this specification. A customized checklist inspection form (subject to the approval of the Contract Manager) is to be provided for **regular daily inspections** and unscheduled inspections, and will include the name(s) of the individual(s) who will perform the inspection.
 - (iii) A system for identifying and correcting deficiencies in the quality of services before the level of performance becomes unacceptable. Correction must be made no later than 24 hours after a deficiency has been identified by either the Contractor or the City's Contract Manager.
 - (iv) A recording system to show a file of all inspections conducted by the successful bidder and the corrective action taken. This documentation shall be made available to the City during the term of the contract.

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1.15.8 **BIDDER'S TRANSITION PLAN**

All bidders are required to submit with their bid a written comprehensive Transition Plan describing how they will assemble their staff, acquire inventory, set-up operational and administrative areas, and interface during the transitional period. The plan shall also provide for any other action which may be required for a successful contract implementation.

1.16 **BID DOCUMENTS PACKAGE**

This package must be identified as Bid Documents and show **Bid No. S3Z58410** along with the Package Bid submittal date and name of the firm. This package must contain the fully executed bid documents, pricing pages, contract backer, attachments, any addendums, Bid Security, and Bid Processing Fee. All bid pricing must be completed on the forms provided, be complete (bid on all items) and be in ink or typed. Bid must be complete as to required signatures and corporate seal. Any bid submitted with counter terms and conditions may be disqualified.

SECTION 2: SPECIFICATIONS

2.1 **GENERAL:**

- 2.1.1 Within thirty (30) days from the date of the Notice to Proceed, the successful bidder shall provide **all** supervision, labor, training, materials, supplies, tools, equipment, transportation, services and all incidental items, not specified, but reasonably implied or necessary to satisfactorily complete all custodial functions outlined in this specification. Failure to comply with all provisions stated herein will be considered non-performance of this contract. Accordingly, the City may terminate this contract for successful bidder's non-performance.
- 2.1.2 The successful bidder shall perform these services outlined in the Invitation and Bid (I&B) according to the schedule referenced in paragraph 2.3 in this I&B, except for the following legal holidays: MLK Day, Good Friday, Memorial Day, July 4th, Labor Day, Thanksgiving Day, Christmas Day and New Year's Day.

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2.1.3 Cleaning Schedule/Job Descriptions:

The successful bidder shall provide, for the City’s review and approval, a proposed cleaning schedule not less than two (2) weeks prior to commencement of contract. These schedules are to provide the number of Supervisors and regular personnel assigned to each crew, the specific functions of each supervisor and crew member and the type of equipment and supplies to be utilized in the performance of the contract. Schedules shall include a breakdown of crew activities, indicating times and locations to be serviced. Breaks and lunches shall be indicated on the schedules and shall be staggered so that continuous coverage is provided for City facilities. All schedules will be subject to the review and approval of the City’s Contract Manager.

2.1.4 Responsibility of Contractor for Employees:

The successful bidder shall carefully select, train and instruct its personnel performing under the contract, and is fully responsible for such personnel and liable for their actions. City must be given a list of all personnel, and any changes in non-supervisory personnel must be reported immediately, in writing, to the City. On-site changes in supervisory and management personnel are subject to review and approval of the City’s Contract Manager. Resumes of candidates for replacement must be received three weeks in advance to allow time for interviews and approvals by the City.

2.1.4.1 The successful bidder shall thoroughly instruct and has the responsibility to fully inform all of its workers and agents of the fact that in some cases they are working adjacent to active commuter rail passenger service tracks, and related high voltage overhead catenary wiring. Furthermore, the successful bidder shall instruct and has the responsibility to fully inform all of its workers and agents that in some cases they will be working in areas where confidential and privileged information is stored. Individuals caught stealing or making this information available to outside parties will be prosecuted to the full extent of the law.

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- 2.1.4.2 All employees are required to sign a Log Book when reporting for duty and at the completion of their shift. At the City Hall location, a Log Book will be located at the Security Console, Northeast Corner, City Hall.
- 2.1.4.3 The successful bidder must inform its personnel that the use or possession of alcoholic beverages, drugs or weapons of any nature, is strictly prohibited. Violation of this regulation shall be cause of immediate removal of the employee and barring him/her from any further work on City property.
- 2.1.4.4 The successful bidder's employees are to present a neat, clean, well groomed appearance at all times, and will be required to wear a company uniform with company logo/identification prominently displayed. The wearing of sneakers and/or the use of radios, of any type, while in the performance of this contract is expressly prohibited. Sleeping on City property, whether on or off duty, or on break, is prohibited. Eating will only be in designated areas. Smoking at any time is prohibited.

2.1.5 **Status And Authority Of Contract Manager**

The Contract Manager shall provide general supervision and direction over the work, the interpretation of the Plans and Specifications, the ordering of additions to or deductions from the work, and the determination of procedure. He/She shall give all orders and directions contemplated under the contract. He/She shall in all cases determine the amount, quality, acceptability, and fitness of the several kinds of work and materials which are to be paid for under the contract, and have authority to reject all work and materials which do not conform to the contract requirements. He/She shall decide all other questions that may arise in relation to the execution of the work. He/She shall have authority to reduce the level of work whenever such action may be necessary to secure the safe and proper execution of the contract. He/She shall adjust and decide any differences or conflicts that may arise between the Contractor and other contractors for concurrent work.

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2.2 STAFFING REQUIREMENTS AND DEFINITIONS

2.2.1 Corporate Customer Service Manager

The successful bidder shall provide a Corporate Customer Service Manager who shall meet to discuss quality control and other issues, no less than once weekly for each week of the contract, with representatives of the City to review and report on past operations, and plan with City future activities to improve cleaning services and to assure that a high quality of housekeeping services is maintained.

2.2.2 Contractor's Project Manager

The successful bidder shall provide one (1) full time Project Manager, dedicated to this contract, five (5) days per week, from 1:00 PM to 9:30 PM and as needed to ensure compliance with the requirements of this Bid. Project Manager shall have complete responsibility and authority on behalf of the Contractor to fulfill the requirements and specifications of this Bid.

2.2.3 Contractor's Supervisors

The successful bidder shall provide supervisors, dedicated to this contract, whose duties shall include the following:

- a. Supervising/coordinating of all cleaning activities, including those of any subcontractor.
- b. Arranging replacement of absent personnel, performing inspections for cleaning deficiencies, and the immediate correction of same.
- c. Reporting in writing to City incidents of vandalism on a daily basis.
- d. Instructing employees of the City contract terms and specifications.
- e. Immediately reporting of any unsafe conditions to the City.

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2.2.4 **Management and Supervision of Sub-Contractors**

All management and supervision of services provided under the contract must be administered by the Prime Contractor. If any sub-contractors are used to provide service under the contract, said sub-contracted employees will report directly to and be supervised by the Prime Contractor’s supervisors and management personnel.

2.2.4.1 The purpose of this provision is to vest ultimate responsibility for the provision of custodial services with the Prime Contractor. It does not preclude any subcontractors as a term or condition of its subcontract from employing its own supervisors, provided however that any such supervisors and other employees of subcontractor shall report directly to, and be managed and supervised by the Prime Contractor as stated.

2.2.5 **Emergency Contacts**

The successful bidder, prior to award, must provide the City with names and telephone numbers of successful bidder’s representative to contact in the event of problems, emergencies, etc., twenty-four (24) hours a day, seven (7) days a week.

NAME: _____ **TELEPHONE NO.:** _____

NAME: _____ **TELEPHONE NO.:** _____

2.3 **CUSTODIAL CREWS**

2.3.1 The successful bidder shall provide at least the minimum number of custodial crew members specified below.

NOTE: If City so requests, the successful bidder is obliged to and will change supervisory shift hours.

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**REQUIRED MINIMUM STAFFING LEVELS
(MINIMALS MUST BE MAINTAINED AT ALL TIMES; NO EXCEPTIONS.)**

LOCATIONS	STAFFING
City Hall Broad & Market Sts Two (2) Supervisors (One Supervisor for each Shift) 80 hrs per week	Eleven (11) Full-time custodians Mon – Fri (3) Mon – Fri 7:00am – 3:30pm (8) Mon – Fri 3:00pm – 11:30pm 440 hrs per week/5days
FAB	Three (3) Full-time custodians Mon – Fri (2) Mon – Fri 7:00am – 3:30pm (1) Mon – Fri 2:00pm – 10:30pm 120 hrs per week/5days
District 24/25 3901 Whitaker Ave. One (1) Supervisor 40 hrs per week	Three (3) Full-time custodians Mon thru Fri (1) Mon – Fri 7:00 am – 3:30 pm (2) Mon – Fri 2:00 pm – 10:30 pm 120 hrs per week/5days
Forensics 8th & Poplar Sts. One (1) Supervisor 40 hrs per week	Three (3) Full-time custodians Mon thru Fri (1) Mon – Fri 7:00 am – 3:30 pm (2) Mon – Fri 2:00 pm – 10:30 pm 120 hrs per week/5days

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Riverview 7979 State Road One (1) Supervisor 40 hrs per week	Nine (9) Full-time custodians (7) Mon – Fri (1) Mon, Tues & Fri – 7:00am – 3:30pm, Sat – 9:00am - 5:30pm Sun – 9:00am – 5:30pm (1) Mon, Tues, Wed – 2:00pm – 10:30pm Sat – 9:00am – 5:30pm Sun – 9:00am – 5:30pm (3) Mon – Fri 2:00pm – 10:30pm (4) Mon – Fri – 7:00am – 3:30pm 360 hrs per week/5days
EMS Island Ave.	One (1) Part-time custodian Mon – Fri 9:00am – 1:00pm 20 hrs per week/5days

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2.4 ROUTINE WORK PERFORMANCE STANDARDS

The successful bidder shall perform the following services at City Hall (interior and exterior) five (5) days per week (Monday through Friday) including all holidays except those listed in paragraph 2.1.2 above. Cleaning of designated areas **MUST** be completed during the shifts defined in paragraph 2.3 above.

2.4.1 **Cleaning and Disinfecting Drinking Fountains**

Using a spray bottle of cleaner product, sponge or cloth, small percolator brush, and cream cleanser remove all obvious soil, streaks, smudges, etc., from the drinking fountains and cabinets. Disinfect all porcelain and polished metal surfaces including the orifices and drain. After cleaning, the entire drinking fountain shall be free of streaks, stains, spots, smudges, scale and other visible soil that are removable.

2.4.2 **Autoscrubbing of Non-Carpet Floors**

Use an autoscrubber to remove soil and spills from large open areas such as corridors, lobbies, auditoriums, etc. Brush or pad pressure shall be adjusted high enough to provide firm contact with the surface but not enough to cause any deleterious effect to the finish being cleaned. If there is litter or grit on the floor, the floor must be dust mopped before autoscrubbing.

Cleaner product shall be used to prevent excessive foaming in the recovery tank. Where practical to do so, furnishings and floor mounted trash and ash receptacles shall be moved out of the area to be scrubbed. The squeegee when properly adjusted, shall leave no streaks or puddles while scrubbing. Detergent solution left on the surface as a result of turns made during autoscrubbing shall be removed promptly with a wet mop. Avoid causing the solution to dry on the floor, as it may leave a whitish discoloration on the finish. When the floor is completely scrubbed, it shall be free of soil, streaks, film or stains.

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2.4.3 **Cleaning and Disinfecting Wash Basins, Toilets, Urinals and Showers**

Using a spray bottle, apply cleaner product to all the basins and to the wall area beside and between the basins. Clean the tops, sides, insides, and wall areas between the basins with a sponge. Wipe the metal surfaces dry with a cloth to prevent spotting. Using a spray bottle to apply cleaner product to all urinals and to the wall area between and below the urinals with a sponge. This sponge shall be of a unique color which will be used only on commodes and urinals. Clean the insides of the urinals with a bowl mop. Use the bowl mop to clean the underside of the flushing rim. Wipe metal surfaces dry with a clean cloth to prevent spotting.

Using a spray bottle, apply cleaner product to the inside and outside of the commodes and to the wall areas beside them. Spray the top and underneath sides of the toilet seat. Clean the seat, outside of the fixture, and wall beside the fixture with the same sponge used in cleaning the urinals. Clean the inside of the fixture and under the flushing rim with the bowl mop. Wipe the top of the seat and the metal surfaces dry with a cloth to prevent spotting.

Use the spray bottle to apply cleaner product to the walls and floors in shower stalls. Using a sponge and abrasive pad, damp wipe all surfaces of the shower. Remove all debris from the shower drain.

All fixture and shower stalls shall be free of visible soil, scale, soap scum, and body oil build-ups. Metal surfaces shall be clean and free from water spotting.

Use acid-type bowl cleaner and a nylon bowl mop to remove scale, scum, mineral deposits, rust stains, etc. from toilet bowls and urinals. After descaling, the entire surface shall be free of streaks, stains, scale, scum, mineral deposits, rust stains, etc. Caution must be used to prevent damage to adjacent surfaces caused by spills of the acid type bowl cleaner.

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2.4.4 **Completely Vacuuming Carpets** (approximately 38,000 sq. ft.)

Using an upright commercial vacuum, remove surface soil and embedded grit from all areas accessible to the vacuum.

Adjust the beater bar to correspond with the pile height of the carpet. Chairs and trash receptacles shall be tilted or moved where necessary to vacuum underneath. To remove accumulations of soil or litter in areas inaccessible to the upright carpet vacuum, use a vacuum wand with a crevice tool and brush attachment. After the carpeted floor has been completely vacuumed, it shall be free of all visible litter, soil and embedded grit.

2.4.5 **Detail Vacuuming Carpets - Corner/Edge Cleaning**

Remove accumulations of soil or litter in areas inaccessible to the upright carpet vacuum by using a vacuum wand or portable vacuum with a crevice tool and brush attachment. After the carpeted floor has been completely vacuumed, it shall be free of all visible litter, soil, and embedded grit.

2.4.6 **Damp Mopping Non-Carpeted Floors**

Wet floor signs shall be erected at all ingresses to area. Floor signs shall all also contain words similar to “Area Closed for Cleaning—Use alternate Facility or Route.”

Sweep or dust mop the floor prior to damp mopping. A wet mop, mop bucket and wringer, and cleaner product and cold water shall be used to remove all soil and non-permanent stains from the entire floor. The cleaner product and cold water shall be changed periodically and remain clear. If not, the area being mopped with require rinsing with clear water. All accessible areas shall be damp mopped. Chairs, trash receptacles, etc. shall be moved when necessary to mop underneath. After being damp mopped, the floor shall have a uniform appearance with no streaks, swirl marks, detergent residue, or any evidence of soil. There shall be no splash marks or mop streaks on furniture, walls, baseboards, etc., nor any mop strands remaining on the floor.

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2.4.7 Damp Mopping and Disinfecting Non-Carpeted Floors

Wet Floor Signs shall be erected at all ingresses to area. Floor signs shall all also contain words similar to “Area Closed for Cleaning—Use Alternate Facility or Route.”

Sweep or dust mop the floor prior to damp mopping. A wet mop, mop bucket and wringer, and cleaner product and cold water shall be used to remove all soil and non-permanent stains from the entire floor.

Chairs, trash receptacles, etc., shall be moved when necessary to mop underneath. After being damp mopped, the floor shall have a uniform appearance with no steaks, swirl marks, detergent residue, or any evidence of soil. There shall be no splash marks or mop streaks on furniture, walls, baseboards, etc., nor any mop strands remaining on the floor.

In wet areas such as in restrooms, locker rooms and kitchens equipped with floor drains, apply cleaner product disinfectant/deodorant/ detergent to entire floor area and allow to remain for ten minutes. Then a floor squeegee can be used to squeegee the solution into the floor drain. A damp mop is then used to dry areas inaccessible to the floor squeegee.

2.4.8 Damp Dusting Furniture, Fixtures, Walls, Partitions, Doors, Etc.

Using a clean sponge or cloth with cleaner product, damp wipe or disinfect all applicable surfaces of furniture, fixtures, walls, partitions, doors, etc. Surfaces shall have uniform appearance, be free of streaks, smudges, dust, lint, litter, etc.

2.4.9 Dusting Of Venetian Blinds

Using a treated dust cloth or duster, remove all loose dust and dirt from blinds surfaces. Dusting should be accomplished starting at the top of the blind working downward. Blind slats should be turned to both sides for proper cleaning.

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2.4.10 **Cleaning Of Restroom Air Vents**

Using a treated dust cloth or dusting apparatus, all dust, dirt, and residue is removed from the exterior surface of the vent. Any dirt residue falling to the ground is to be removed.

2.4.11 **Dusting Vertical and Horizontal Building and Furniture Surfaces**

Using either a dust cloth lightly treated with Noil, lightly treated hand-held dusting tool, lambs wool dusting tool, tank vacuum with dusting attachments, or combination of these dusting tools, remove all dust, lint, litter, dry soil, etc. from the horizontal surfaces of desk, chairs, file cabinets and other types of office furniture and equipment and from horizontal ledges, window sills, blinds, hand rails, etc., below seven feet (7') from the floor surface. Items on desk tops are not to be disturbed.

After regular dusting, all such surfaces shall have a uniform appearance, be free of streaks, smudges, dust, lint, litter, etc. Dusting shall be accomplished by removing the soil from the surface - not by flicking or blowing it from one surface to another.

2.4.12 **Emptying Trash and Ash Receptacles**

All waste receptacles, ash receptacles, pencil sharpeners, and other trash containers within the area shall be emptied and returned to their original position. Boxes, cans, papers, etc., placed near a trash receptacle and marked "TRASH" shall be removed. All waste from such trash receptacles shall be removed from the area and emptied into a designated trash dumpster or compactor in such a manner as to prevent the area surrounding the receptacle from becoming littered by such trash. Sand in cigarette butt receptacles shall be strained to remove ashes and debris. The remaining sand shall be smooth and free of smoking materials.

The exterior of waste baskets shall be damp wiped with neutral detergent from a spray bottle and a clean sponge or synthetic fiber cloth to remove evident soil. Wet spills on the interior of waste baskets shall be removed. Cigarette butt receptacles shall be damp wiped with a sponge to remove evident soil. Lotion cleaned and an abrasive pad shall be used on hard-to-remove soil. In rest rooms germicidal detergent will be used in lieu of neutral detergent.

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2.4.13 **Policing**

Remove visible litter from all types of surfaces. Spot clean unsightly soil from building, fixture and furniture surfaces. Empty trash and ash receptacles which may become filled prior to the next scheduled routine cleaning. Refill paper towel, toilet tissue, and hand soap dispensers which may become depleted prior to the next scheduled routine cleaning. Vacuum clean or exchange soiled or ineffective entrance mats. Use a wet vacuum to remove wet soil.

There shall be continuous sweeping, collecting and removal of all dirt, papers, gum, or any other discarded materials and droppings from floors, elevators, escalators, stairways, foyers, and offices. Included in this floor care is the immediate wet mopping of spills when discovered, or directed by City representatives. When encountering an area where there is urine, vomit, excrement, or foul odors, the custodians shall immediately remove substances from the floor and wet mop the area using cleaner product and cold water. Custodians shall protect area with "Caution Wet Floor" signs until area is completely dry.

When encountering blood and other potentially infectious bodily fluids, please refer to OSHA standard for proper clean up and removal of blood-borne pathogen.

Carpeted floors shall be vacuumed in lieu of sweeping.

2.4.14 **Rearranging Furniture as Required**

All furniture moved by the Contractor's employees during the performance of the work shall be returned to its appropriate location. Additionally, all other furniture such as chairs and waste receptacles shall be returned to their appropriate location.

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2.4.15 **Refilling Paper Towel, Toilet Tissue and Hand Soap Dispensers**

All dispensers shall be completely filled to the proper level. The paper supplies and hand soap shall be placed in the dispensers in accordance with the directions or instructions of the paper and dispenser manufacturers. Hand soap dispensers and adjacent surfaces shall be wiped to remove spillage.

2.4.16 **Replacing Obviously Soiled or Torn Trash Receptacle Liners**

All clear plastic liners which are torn or obviously soiled shall be removed from the trash receptacles and replaced with new clear plastic liners. The liners shall be folded back over the rim of the receptacle. In areas where health and safety are a factor, the trash receptacle liners shall be removed with the trash each time the receptacle is emptied. These areas include break rooms, food service areas, exercise rooms, locker rooms, medical rooms, restrooms, and vending areas.

2.4.17 **Spot Cleaning Furniture, Fixtures, Walls, Partitions, Doors, Glass Surfaces, Etc.**

Using a sponge, clean cloth, and spray bottle of cleaner product, remove fingerprints, smudges, marks, streaks, etc., from washable surfaces of walls, partitions, doors, furniture, fixtures, kick plates, appliances, etc.

Cleaner product shall be used in rest rooms, locker rooms, food service areas, and drinking fountains. Cleaner product may be used on hard-to-remove spots. After spot cleaning, the surfaces shall have a clean, uniform appearance, be free of streaks, spots, and other evidence of removable soil. This includes both sides of glass in exterior doors, vestibules and in interior offices.

2.4.18 **Cleaning Trash and Ash Receptacles**

The exterior of waste receptacles shall be damp wiped with neutral detergent solution from a spray bottle and a clean sponge or cloth to remove evident soil. Wet spills on the interior of waste receptacles shall be removed. Cigarette butt receptacles shall be damp wiped with a sponge or cloth to remove evident soil. Lotion-type cleanser and an abrasive pad shall be used on hard-to-remove soil.

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2.4.19 **Spot Mopping Non-Carpeted Floors**

Wet floor signs shall be erected at all ingresses to area. Floor signs shall all also contain words similar to “Area Closed For Cleaning—Use Alternate Facility or Route.”

Using a wet mop, mop bucket and wringer, and cleaner product and cold water, remove all obvious soil and non-permanent stains from the entire floor. The cleaner product shall be changed periodically and remain clear. All accessible areas shall be damp mopped and disinfected. Chairs, trash receptacles, etc., shall be moved when necessary to spot mop underneath. After being spot mopped, the floor shall have a uniform appearance with no streaks, swirl marks, detergent residue, or any evidence of soil. There shall be no splash marks or mop streaks on furniture, walls, baseboards, etc. nor mop strands remaining on the floor.

2.4.20 **Application of Restorer or Floor Maintainer**

Wet floor signs shall be erected at all ingresses to area. Floor signs shall all also contain words similar to “Area Closed for Cleaning—Use alternate Facility or Route.”

Prior to being restored, the entire floor surface involved shall be swept or dust mopped. A wet mop, mop bucket, and wringer or autoscrubber shall be used to apply cleaner product in a thin even coating over the entire area to be dry buffed or burnished. All accessible areas shall be restored. Chairs shall be moved or tilted to mop underneath. Floor shall be free of mop strands when completed.

2.4.21 **Spray-Buffing or Burnishing Non-Carpeted Floors**

Prior to being spray-buffed, the floor surface shall be dust mopped and damp mopped with cleaner product and cold water. A single-disc high speed floor machine, with a buffing or burnishing pad shall be used to restore a uniform gloss and protective finish to resilient tile which is refinished with Sealer product. All areas accessible to the floor machine shall by spray-buffed or burnished. Chairs, trash receptacles, etc. shall be tilted or moved where necessary to spray-buff or burnish underneath. The floor shall be dust mopped after spray-buffing or burnishing.

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After spray-buffing or burnishing, the entire floor shall have a uniform, glossy appearance, free of scuff marks, and other stains, and have a uniform coating of floor finish. All spray-buff or restorer solution shall be removed from baseboards, walls, furniture, trash receptacles, etc. Methods for applying spray buff or restorer solution shall be in strict accordance with the manufacturer's directions on the container.

2.4.22 **Sweeping or Dust Mopping Non-Carpeted Floors**

Prior to sweeping or dust mopping the floor surface, use a mop, cleaner product, and cold water to remove spills and obvious soil from the floor. Use a putty knife to remove gum, tar, and other sticky substances from the floor. On resilient tile, terrazzo, smooth sealed concrete or other smooth finished floor surfaces, use a treated dust mop and dustpan to remove accumulated soil and litter. Dust mop will be treated with Noil the night before it is used to avoid slippery floors. On rough unsealed concrete, or other floors where dust mopping is not effective, use a push broom. The entire area to be swept shall be cleaned thoroughly to remove dust, dry soil, and other litter. Chairs and trash receptacles shall be tilted or moved where necessary to sweep underneath. After the floor has been swept, the floor surface including corners and abutments, shall be free of streaks, soil, litter, and spots caused by spills or tracking. Carpet-type entrance mats shall be vacuumed with an upright carpet vacuum to remove soil and grit and to restore the resiliency of the carpet pile.

Rubber or polyester entrance mats shall be swept, vacuumed, or "hosed-down" to remove soil and grit. All entrance mats shall be lifted to remove soil and moisture underneath and shall then be returned to their normal location.

2.4.23 **Wet Cleaning Non-Carpeted Floors**

Wet floor signs shall be erected at all ingresses to area. Floor signs shall all also contain words similar to "Area Closed For Cleaning - Use Alternate Facility or Route".

Prior to being wet cleaned, the entire floor surface involved shall be swept or dust mopped. A wet mop, mop bucket, and wringer, scrub brush, floor squeegee, cleaner product, and cold water shall be used to remove all soil and non-permanent stains from the entire floor, baseboards, etc.

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The cleaner product shall be applied to the entire floor area and allowed to remain for three to five minutes. Then the entire floor area shall be scrubbed with the squeegee dry and then rinsed with clear water. In areas without a floor drain, the solution shall be picked up with a wet vacuum or a wet mop, mop bucket and wringer, and then rinsed with clean water twice. All accessible areas shall be wet cleaned. Chairs shall be moved or tilted to clean underneath. After being wet cleaned, the floor shall have a uniform appearance with no streaks, swirl marks, detergent residue, or any evidence of soil. There shall be no splash marks or mop streaks on furniture, walls, baseboards, etc., nor any mop strands remaining on the floor.

2.4.24 **Pressure Washing**

All ingresses to area being power washed shall be completely barricaded with ropes and stanchions. Wet floor signs shall be erected at all ingresses to area. Floor signs shall also contain words similar to “Area Closed For Cleaning - Use Alternate Facility or Route”.

Attach proper water supply connections to power washer, and set gauges for water volume and temperature. Pre-treat any heavily soiled area and/or gum and graffiti with cleaner product. Mix the solution in bucket of water. Apply to the surface using a mop or brush. Allow chemicals to stand for 3-5 minutes. Using side to side motion, power rinse surfaces from top to bottom. Use squeegees or wet/dry vacuum units to control excess water flow on the ground.

When complete, all surfaces should be clean and streak-free, and no puddling of water should be present in the surrounding areas.

When encountering an area where there is urine, vomit, excrement, or foul odors, the custodians shall immediately remove substances from the floor and wet mop the area using cleaner product and cold water. Custodians shall protect area with “Caution Wet Floor” signs until area is completely dry.

When encountering blood and other potentially infectious bodily fluids, please refer to OSHA standard for proper clean up and removal of blood-borne pathogen.

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2.4.25 **Manually Scrubbing Ceramic or Quarry Tile Floors**

Wet floor signs shall be erected at all ingresses to area. Floor signs shall all also contain words similar to “Area Closed For Cleaning - Use Alternate Facility or Route”.

After applying cleaner product and cold water on the floor, but before damp mopping, lightly agitate the solution with a deck brush. Areas around rest room fixtures, and showers where moisture may accumulate shall be free from soil, minerals, algae, and mildew build-up. Excess solution shall be removed from the floor during damp mopping, and performance standards regarding damp mopping shall apply to this specification.

2.4.26 **General Cleaning**

Continuous dusting, wiping and cleaning of all benches, ledges, horizontal surfaces, stairs, chairs, railings, tables, baseboards, sills, moldings, shelves, schedule racks, door frames, pictures, vents, telephones (including ear and mouth pieces), all surfaces above and below normal reach, etc. When encountering an area where there is urine, vomit, excrement, or foul odors, area will be treated as specified in paragraph 2.4.24 above.

2.4.27 **Employee and Public Rest Rooms**

All toilets and urinals shall be scrubbed and washed inside and outside with cleaner product. All seats shall be scrubbed and washed on both sides with cleaner product and, when dry, shall be free from streaks; wash basins shall be cleaned of all grease and dirt.

All urinals must have a screening device and deodorizing tablets. All toilet bowls must have a solid hanging deodorizer applied.

All fixtures shall be cleaned with cleaner product, wiped with a clean cloth and wiped dry; all paper towel, toilet paper and soap dispensers shall be replenished when necessary and checked to assure proper functioning. Floors shall be wet mopped with cleaner product and cold water, and shall be kept clean, dry, and free of odors. Rest room doors shall be clean and free of dirt, smudges, graffiti, etc.

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2.4.28 **Granite, Marble, Ceramic Tile, Stainless Steel and Glass Areas**

Continuous spot cleaning of all granite, marble, glass/lexan, stainless steel and ceramic tile areas. This shall include, but not be limited to: the removal of smudges, fingerprints, spills, dust, and other removable stains below a ten foot (10') height.

Included in the cleaning shall be interior and exterior walls, floors, pillars, entrance doors, foyers, escalator enclosures, panels, handrails, water fountains, trash containers, etc.

2.4.29 **Graffiti Removal**

Graffiti shall be removed daily from all interior and exterior surfaces by using a graffiti removal solvent approved by the City's Contract Manager. Graffiti remover shall be applied and removed as recommended by the manufacturer. Care shall be taken so that painted surfaces or stainless steel finishes do not become marred or scratched. Before applying graffiti removal/cleaning solvent to any surface, verify that the solvent will not damage the surface by first applying solvent to a small test area. If graffiti cannot be removed after using recommended application, or if an area is damaged during attempted removal, a written report shall be submitted to the City by the successful bidder immediately.

2.4.30 **Removal of Trash**

All accumulated trash and debris shall be removed from the premises the day the cleaning operation takes place. Trash is to be taken to a designated site where it will be loaded onto an awaiting Philadelphia Sanitation Department truck. New clear plastic liners are to be placed in receptacles for depositing of trash until next visit. All trash containers must be cleaned of debris prior to placement of new clear plastic liners. **Plastic trash can liners will not be supplied by the City.**

2.4.30.1 **Containers**

At City's discretion, the successful bidder shall supply 25 wire mesh containers (Size: 42 gallon, 24" diameter, 33" high, 35 lbs.)

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2.4.30.2 **Recycling Program**

- (i) In compliance with City of Philadelphia Commercial Recycling regulations, and mayoral Executive Order 15-08, Contractor must develop source separation recycling programs for the following materials: high grade office paper (white ledger and computer paper, confidentially destroyed or otherwise); corrugated cardboard; and aluminum cans. These recycling programs will be developed in coordination with the Contract Manager.
- (ii) The general configuration of the program will contain the following components: desk-side recyclers to be used for the collection of office recyclables; intermediate containers to be located in strategic areas on each floor (near copiers, printers, etc.); consolidation of cardboard boxes and other similar packaging in designated areas on each floor for pickup and removal daily; a staging area for the storage of recyclables prior to collection by the Contractor will be designated. All the aforementioned containers will be purchased by and become the property of the City of Philadelphia.
- (iii) Contractor will be responsible for the emptying of desk-side recyclers on a weekly basis; emptying intermediate containers on an as needed basis; collecting and flattening cardboard on each floor. All recyclable materials should then be moved to a designated central storage area.
- (iv) Under no circumstances shall the Contractor place recyclable material in containers, bags or storage containers used for Municipal Solid Waste; Contractor is also responsible for assuring that recycled materials are not contaminated by trash, garbage or other foreign matter that will compromise the value of the recyclable material.

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- (v) Contractor shall be responsible for keeping food-preparation wastes separate from all other recyclables or trash and assuring the that recycling of the separated food waste, either through the use of an insinkerator or a food waste compose.
- (vi) Contractor is required to make sure that all intermediate containers, the storage/staging area and any equipment used to transport recyclable materials through the building are kept clean and free of contamination; they are also required to inform the Contract Manager of any damage of structural defects in the containers and equipment used for recycling.
- (vii) The custodial staff will be available during their regular shift for training and education regarding recycling systems. This will require no overtime and will be held at the discretion of the Contract Manager. Complying with prescribed recycling systems will be considered part of the job description.

2.5 OCCASIONAL AND OPTIONAL WORK PERFORMANCE STANDARDS

2.5.1 **Cleaning of Ceiling Diffusers**

Using a treated dust cloth remove all dust, dirt and residue from the exterior surface of the diffuser. Any dirt residue falling to the ground is to be removed.

2.5.2 **High Dusting**

High dusting is defined as the removal of dust, cobwebs, oily film, etc., from all fixtures and surfaces above seven feet (7') but not higher than twelve (12') above the floor. This includes lights, grilles, light fixtures, pipes, sprinkler system, cables, ledges, walls ceilings, vents, etc. High dusting shall be accomplished by using treated dust cloths, treated dusting tools, a damp sponge, and a tank vacuum with crevice tool, brush attachment and wall attachment. After high dusting, all areas and surfaces above seven feet (7') but not higher than twelve feet (12') above the floor shall be free from all types of soil removable by dusting or damp wiping and shall blend in with the area seven feet (7') and lower.

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2.5.3 **Machine Scrubbing Restroom And Grouted Tile Floors**

All ingresses to area being stripped and refinished shall be completely barricaded with ropes and stanchions. Wet floor signs shall be erected at all ingresses to area. Floor signs shall also contain words similar to “Area Closed For Cleaning - Use Alternate Facility or Route”.

Machine scrubbing of grouted tile floors is defined as applying cleaner product to all areas of the floor, allowing the solution to remain on the floor for ten minutes, operating a single-disc floor machine equipped with a basin brush over all accessible floor areas (including those areas which can be made accessible by the removal of movable furnishings), manually scrubbing those areas which are inaccessible to the floor machine, removing the solution from the floor and rinsing the floor twice with clear water.

2.5.4 **Top Scrubbing/Shower Scrubbing-Finished Floor Surfaces**

Apply cleaner product to all areas of the floor, allow the solution to remain on the floor for three to five minutes. Scrub floor with rotary or auto scrubber and green pad to remove ground in soil and scratches. Rinse thoroughly with clean water. Apply two (2) coats of Sealer product. This process should be done as an intermediate step between stripping.

2.5.5 **Stripping and Refinishing Floors**

All ingresses to area being stripped and refinished shall be completely barricaded with ropes and stanchions. Wet floor signs shall be erected at all ingresses to area. Floor signs shall also contain words similar to “Area Closed For Cleaning - Use Alternate Facility or Route”.

Stripping is defined as the complete removal, without damage to the floor surface, of all finish and/or sealer from all visible floor surfaces and from those floor surfaces which can be exposed by the removal of non-fixed furnishings. The Contractor shall be responsible only for the removal and return of items such as trash receptacles, tables, chairs, desks, etc. Stripping shall also include the complete removal of all marks, scuffs, stains, etc. except in cases in which there is damage to the floor surface. Stripper product shall be used according to the manufacturer’s directions.

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The floors shall be scrubbed with a single-disc floor machine equipped with a stripping pad, except those areas in which the use of manual scrubbing devices are necessary to completely remove the finish and/or sealer (along walls, in corners, etc.). The Extreme No-Rinse stripper solution and rinse water shall be picked up with a wet/dry vacuum except in areas where its use is impossible or impractical (very small areas, areas with low amperage circuits, etc.) All floor surfaces to which the stripper has been applied shall be rinsed thoroughly with clean water. When a wet/dry vacuum is used, the area shall be rinsed at least once after the Extreme No-Rinse stripper solution has been removed.

Refinishing is defined as the proper application of at least four (4) coats of Sealer product to all areas. In areas where resilient tile is excessively worn or porous, one or more coats of sealer shall be applied with a clean, fine strand, rayon mop head. No finish which has been removed from its original container shall be returned to that container. After the finish has dried, the reflectancy shall be uniform and no streaks, swirls, etc. shall be visible. No stripping solution or finish shall remain on furniture, fixture, or other building surfaces.

2.5.6 Granite and Marble Surfaces:

Granite and marble surfaces shall be cleaned using an approved cleaner and when finished, areas shall be clean, dry and free of streaks and smears. Upon completion, the successful bidder shall ensure that all adjacent floor areas are left clean and dry.

2.5.7 Ceramic Surfaces:

The successful bidder shall clean tiles using an approved cleaner and when finished, tiles shall be clean, dry and free of streaks and smears.

2.5.8 Glass Block, Glass Walls, Glass Doors, Other Glass

The successful bidder shall clean all glass surfaces using cleaner product and when finished, glass shall be clean, dry and free of streaks and smears.

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2.5.9 **Extraction of Carpeted Floor Areas** (approximately 38,000 sq. ft.)

All areas to be extracted shall be completely barricaded with ropes and stanchions. Wet floor signs shall be erected at all ingresses to area. Floor signs shall also contain words similar to “Area Closed For Cleaning - Use Alternate Facility or Route”.

First, police the area for trash and loose debris, completely vacuum area to remove loose soil. Area shall then be pre-spotted using cleaner product, and wait five (5) minutes. Entire area should then be pre-treated with a properly diluted mixture of cleaner product and water, using a pump-style sprayer. A commercial grade portable extractor should then be prepared using the cleaner product and placed in the solution tank of the unit. Cleaner product should be placed in the recovery tank. The carpet should then be extracted using overlapping strokes, and an additional pick-up stroke to ensure the maximum amount of moisture is removed from the carpet. Wet floor signs and barricades should be removed only when the carpets are completed dry.

2.5.10 **Shampoo Cleaning Of Upholstered Furnishings**

Upholstered furniture should be thoroughly dry vacuumed prior to any wet cleaning. Cleaner product should be used first to remove any spills or stains, followed by the application of the cleaner product for pre-treatment soil release. The fabric should then be extracted using a hand tool designed for upholstered surfaces.

2.5.11 **Cleaning Of Venetian Blinds**

Using a treated cloth or duster, remove all loose dust and dirt from blinds surfaces. Full cleaning is then accomplished by using a damp cloth and a Stride Cleaner to wipe evenly all exposed surfaces. Blind slats should be turned to both sides for proper cleaning.

2.5.12 **Snow Removal ROUTINE SUB-CONTRACT WORK, (RSCW 1)**

Within Thirty (30) days prior to the Contract Start Date, the awarded contractor must provide a Snow Removal Plan to the City which will include an inventory of the equipment to be used in the snow removal services.

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SNOW REMOVAL – RSCW 1

2.5.12.1 General Requirements

Contractor shall thoroughly familiarize himself/herself with all of the physical constraints of the sites by visiting each location, observing elevated and sunken plazas, building aprons, steps sidewalks, and the restricted weight and vehicle limitations and restricted spaces requiring lifting of snow.

Snow Removal Sites are listed as follows:

City Hall
Riverview
Fire Administration Building
24/25 Police District
Emergency Medical Services
Forensic Lab

2.5.12.2 The responsibilities of the Custodial Contractor relative to this service include, but are not limited to:

- Providing all snow and ice removal treatment throughout all affected areas of the facilities and as specified herein, under subcontract:
- Providing all management and quality control supervision of the snow removal subcontract: by conducting operation tours; tracking and controlling service calls; creating plan of attack and problem solving for special situations/projects; monitoring application of snow/ice melting treatments; inspecting and controlling subcontractor's staff, equipment; controlling safety programs; and responding to initiatives recommended by the CSM.
- Proactively recommending changes to the Snow Removal Plan, during the contract year, based on experience gained and lessons learned.

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- 2.5.12.3 Custodial Contractor's work, if any, under this section, including on site Administration, directions, and coordination is part of the basic services of the Custodial Contract, and is therefore not billable.
- 2.5.12.4 The Custodial Contactor shall, through his/her Subcontractor, provide all labor, material, and equipment necessary to provide the below described snow removal, sand treatment and ice/frozen precipitation removal, complete and entire.
- 2.5.12.4.1 Potassium Chloride or Magnesium Chloride shall be used as the melting agent for snow on ice covered surfaces. Under no circumstances shall product be used for the purpose of melting ice and snow in lieu of cleaning it.
- 2.5.12.5 The frequency of the Sub-Contractor's service shall be equal to the frequency required to maintain hazard free conditions at all times with free and easy access; both during the storm and after the storm.
- 2.5.12.6 Custodial Contractor must ensure that the following services are carried out:
- Maintaining a weather watch service. Arranging to have equipment and personnel on call for snow removal. Maintaining a facility surveillance for the purpose of determining sidewalk, driveway and parking lot conditions, prior to facility shift changes;
 - Removal of snow and/or ice shall begin as soon as the grounds are coated with precipitation.
 - Maintaining all Facility sidewalks, driveways, loading docks, plaza areas, steps and doorways, clear of snow and free from ice and/or frozen precipitation. Maintaining all such space hazard free at all times, including holidays, weekends, days and evenings, whether the buildings are in normal occupied operation, or in unoccupied operation.

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2.5.12.7 **Mobilization (At City Hall Building)**

In Accordance with Attachment “C” – Snow Removal Plan for City Hall Apron;

Work will commence at the Northeast Entrance of City Hall and continue around the Apron through the Court Yard until such time as all areas are complete to the satisfaction of the Contract Manager or his/her designee.

The successful bidder will be notified by the Contract Manager or designee about commencing with snow or ice removal. Snow removal is to begin within one hour of notification. All areas are to be completed within five (5) hours of mobilization.

2.5.12.8 **Calcium Chloride**

Calcium chloride should be used as a melting agent for snow covered or ice covered surfaces. Rock salt shall not be used in lieu of calcium chloride. Calcium chloride (to be supplied by the successful bidder) is to be spread over the area.

Under no circumstances shall calcium chloride be used for the purpose of melting snow or ice in lieu of clearing it.

2.6 **CONTRACT CLEANING SPECIFICATIONS**

All cleaning specifications should be completed in accordance with the specified performance standards.

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2.6.1 **CLEANING SPECIFICATIONS AND SCHEDULE**

SPECIFICATIONS

**City Hall
(Approx. Sq. Ft.: 274,400sqft)**

General Cleaning

Offices

(Including Conversation Hall/Mayor's Reception Room)

		<u>Daily</u>	<u>Weekly</u>	<u>Monthly</u>
1	Empty all receptacles and replace liners.	1		
2	Remove all collected trash to designated area.	1		
3	Dust all horizontal surfaces.	1		
4	Vacuum all carpeted areas.	1		
5	Spot clean carpeted areas.	1		
6	Dust mop all hard surface floors with treated dust mop.	1		
7	Mop all stains and spills.	1		
8	Rearrange furniture as required.	1		
9	Clean all glass topped furniture.	1		
10	Damp mop all areas.		1	
11	Spray buff hard surface floors with high speed machine.		1	
12	Clean all counter tops and sinks.		1	
13	Clean all cabinets and refrigerators.		1	
14	Clean and polish all brass and bright work.		1	

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**General Cleaning
Offices
(Including Conversation Hall/Mayor's Reception Room)**

		<u>Daily</u>	<u>Weekly</u>	<u>Monthly</u>
15	Dust all chair and table legs and rungs, baseboards, ledges, moldings, shelves, door frames, pictures, and vents.			1
16	Spot clean all horizontal and vertical surfaces, removing fingerprints, smudges and stains.			1
17	Thoroughly clean all telephones, including ear and mouth pieces.			1
18	Vacuum all fabric office furniture, including chairs and couches.			1
19	Detail vacuum corners and edges.			1
20	Bonnet buff carpeted traffic lanes and hallways.			1
21	Dust all blinds.			1
22	Burnish all floor surfaces.			1

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Lavatory Cleaning

		<u>Daily</u>	<u>Weekly</u>	<u>Monthly</u>
1	Empty and wipe exterior of waste receptacle.	2		
2	Remove all collected trash to designated areas.	2		
3	Clean and disinfect toilets, sinks and urinals.	2		
4	Sanitize toilets and urinals with bowl cleaner.	2		
5	Clean mirrors.	2		
6	Polish bright work on sinks and flush meters.	2		
7	Spot clean walls and partitions.	2		
8	Clean and disinfect floors.	2		
9	Remove fingerprints from doors and frames.	2		
10	Clean all ceiling vents.	2		
11	Clean and wipe shower walls and floors.	2		
12	Clean and replenish lavatory dispensers.	2		
13	Clean all restroom partitions.		1	
14	Machine scrub all restroom floors.			1
15	Dust and clean all exhaust and return air vents.			1
16	Hand dust, clean and wash all tiles walls.			1

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Corridors

		<u>Daily</u>	<u>Weekly</u>	<u>Monthly</u>
1	Empty all trash receptacles and replace liners.	1		
2	Remove all collected trash to designated area.	1		
3	Spot clean all walls, light switches and doors (including elevators and stairwells).	1		
4	Dust mop all hard surfaces (including elevator floors, stair landings and open closets).	1		
5	Damp mop or auto scrub all hard surface floors.	1		
6	Clean all public telephone and booths.	1		
7	Thoroughly clean and mop elevator floors (including Freight elevator).	1		
8	Spot clean door and interior glass.	1		
9	Dry burnish surface floors with high speed floor machine.		2	
10	Clean and disinfect all drinking fountains.	1		
11	Remove graffiti from all surfaces.	1		
12	Spot clean and polish elevator doors and cars.		1	
13	Machine sweep basement corridors.		1	
14	Machine scrub basement corridors.			1

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Stairs and Stairwells

		<u>Daily</u>	<u>Weekly</u>	<u>Monthly</u>
1	Dust and spot mop stairs and landings.	1		
2	Dust and spot clean hand rails, window ledges and stair ledges.	1		
3	Spot clean wall, light switches and doors.	1		
4	Dust mop all hard surface floors.	1		
5	Damp mop stairs, stairwells and landings.	1		
6	Spot clean and polish hand rails and ledges.		1	
7	Spray buff landings.		1	
8	Dust all surface above normal reach, including sills, ledges, moldings, shelves, door frames, elevator frames and vents.			1
9	Dust all surfaces below normal reach, including baseboards, ledges and moldings.			1

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City Hall Apron

		<u>Daily</u>	<u>Weekly</u>	<u>Monthly</u>
1	Empty all trash receptacles and replace liners	1		
2	Empty all ash receptacles and clean.	1		
3	Clear landscape areas of all trash and debris.	1		
4	Remove all collected trash to designated area.	1		
5	Machine sweep entire area.	1		
6	Hand sweep areas where machine cannot access.	1		
7	Clean fountains.	1		
8	Remove graffiti from all surfaces.	1		
9	Continuously police the area.	3		
10	Machine scrub all sidewalks.		1	
11	Deck brush all surfaces to remove pigeon dropping.		2	
12	Clean and disinfect trash room.		2	

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SPECIFICATIONS

Riverview

(Approx. Sq. Ft.: 150,000sqft)

General Cleaning

Monday to Friday

		<u>Daily</u>	<u>Weekly</u>	<u>Monthly</u>
1	Empty all receptacles and replace liners.	2		
2	Dust mop and sweep all floors.	1		
3	Wet mop/ autoscrub all floors	1		
4	Clean entrance lobby, including glass.	2		
5	Vacuum entrance mats.	2		
6	Buff all floors. (See note.)		1	
7	Low dust with treated cloth. (See note.)	1		
8	High dust with treated cloth. (See note.)			1
9	Spot wipe all furniture in public areas.	1		
10	Dust all vents.			1
11	Dust, wipe and disinfect all telephones.			1
12	Remove all gum and foreign matter.	1		
13	Empty outside trashcans and ashtrays.	1		
14	Police outside entrance.	1		
15	Snow removal.	As needed.		

Note: Sleeping areas will only be serviced if personal property is removed from floors and furniture, custodial personnel will not touch/move any personal property belonging to clients.

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General Cleaning
Weekends and Holidays

		<u>Daily</u>	<u>Weekly</u>	<u>Monthly</u>
1	Empty all receptacles and replace liners.	As needed		
2	Police all floors.	As needed		
3	Spot mop all floors.	As needed		
4	Clean entrance glass.	As needed		
5	Vacuum entrance mats.	As needed		
6	Remove all spills and foreign matter.	As needed		
7	Empty outside trash cans and ashtrays.	As needed		
8	Sweep outside entrance ways.	As needed		

Note: The above specifications are for public areas only, no service will be provided in sleeping areas, unless there is a spill or special request.

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Lavatory Cleaning
Monday to Friday

		<u>Daily</u>	<u>Weekly</u>
1	Empty and wipe exterior all waste receptacles.	2	
2	Clean and disinfect toilets and sinks.	2	
3	Clean all mirrors.	2	
4	Clean and disinfect all floors.	2	
5	Spot clean all walls.	2	
6	Clean all vents.		1
7	Flush all floor drains		2
8	Power wash entire rest room.		2
9	Police and replenish all lavatory dispensers.	As needed	

Lavatory Cleaning
Weekends and Holidays

		<u>Daily</u>	<u>Weekly</u>
1	Empty all waste receptacles.	2	
2	Clean and disinfect all toilets and sinks.	2	
3	Clean all mirrors.	2	
4	Police and replenish all lavatory dispensers.	As needed	

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Grounds Cleaning
Monday to Friday

		<u>Daily</u>	<u>Weekly</u>
1	Empty outside trash cans and ashtrays.	As needed.	
2	Police all outside entrances.	As needed.	
3	Police all walkways.	As needed.	
4	Police all outside seating areas.	As needed.	
5	Wash down and remove all spills.	As needed.	
6	Powerwash all walkways around the buildings. (See note.)		1
7	Snow removal.	As needed.	

Note: Power-washing will be provided in accordance with the weather.

Interior Glass Cleaning
Monday to Friday

		<u>Annually</u>
1	Clean interior sleeping area partition/wall glass.	1

SPECIFICATIONS
FAB- 240 Spring Garden St
(Approx. Sq. Ft.: 50,601sqft)

General Cleaning

		<u>Daily</u>	<u>Weekly</u>	<u>Monthly</u>
1	Empty all receptacles and replace liners.	2		
2	Remove all collected trash to designated area.	2		
3	Dust all surfaces.	2		

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General Cleaning

		<u>Daily</u>	<u>Weekly</u>	<u>Monthly</u>
4	Vacuum all carpeted areas.	2		
5	Spot clean carpeted areas.	1		
6	Dust mop all hard surface floors.	2		
7	Damp mop all areas.	2		
8	Clean all counter tops and sinks.	2		
9	Clean all cabinets and refrigerators.		1	
10	Clean and polish all brass and bright work.	1		
11	Clean all glass.	1		
12	Police and sweep outside walkways.	2		
13	Spray buff hard surface floors with high speed machine.		1	
14	Dust all chair and table legs and rungs, baseboards, ledges, moldings, shelves, door frames, pictures and vents.			1
15	Spot clean all horizontal and vertical surfaces, removing fingerprints, smudges and stains.			1
16	Thoroughly clean all telephones, including ear and mouth pieces.			1
17	Vacuum all fabric furniture, including chairs and couches.			1

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General Cleaning

		<u>Daily</u>	<u>Weekly</u>	<u>Monthly</u>
18	Detail vacuum corners and edges.			1
19	Dust all blinds.			1
20	Burnish all floor surfaces.			1
21	Snow removal	As needed.		

Lavatory Cleaning

		<u>Daily</u>	<u>Weekly</u>	<u>Monthly</u>
1	Empty and wipe exterior all waste receptacles.	2		
2	Remove all collected trash to designated areas.	2		
3	Clean and disinfect toilets, sinks and urinals.	2		
4	Sanitize toilets and urinals with bowl cleaner.	2		
5	Clean all mirrors.	2		
6	Polish bright work on sinks and flush meters.	2		
7	Spot clean walls and partitions.	2		
8	Clean and disinfect floors.	2		
9	Remove fingerprints from doors and frames.	2		
10	Clean all ceiling vents.	2		
11	Clean and wipe shower walls and floors.	2		
12	Clean and replenish lavatory dispensers.	2		
13	Clean restroom partitions.		1	

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Lavatory Cleaning

		<u>Daily</u>	<u>Weekly</u>	<u>Monthly</u>
14	Machine scrub all restroom floors.			1
15	Dust and clean all exhaust and return air vents.			1
16	Hand dust, clean and wash all tile walls.			1

Stairs and Stairwells

		<u>Daily</u>	<u>Weekly</u>	<u>Monthly</u>
1	Dust and spot mop stairs and landings	1		
2	Dust and spot clean hand rails and ledges	1		
3	Damp mop stairs and landings.	1		
4	Spot clean and polish hand rails and ledges		1	
5	Spray buff landings.		1	
6	Dust all surfaces above normal reach, including ledges, moldings and door frames.			1
7	Dust all surfaces below normal reach, including ledges, moldings and baseboards.			1

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SPECIFICATIONS
24th/25th Police Districts
(Approx. Sq. Ft.: 45,696sqft)
General Cleaning

		<u>Daily</u>	<u>Weekly</u>	<u>Monthly</u>
1	Empty all receptacles and replace liners.	2		
2	Empty all recycling at desk.	1		
3	Spot mop all office floors.	1		
4	Scrub all hallways, corridors and lobbies.	1		
5	Spot wipe all furniture.	1		
6	Clean all elevator cars and doors.	1		
7	Remove all gum and foreign matter.	1		
8	Dust mop and wet mop Court room floors.	1		
9	Spot wipe and dust Court rooms.	1		
10	Clean all fountains and coolers.	2		
11	Sweep, mop and sanitize locker room floors.	2		
12	Sweep and mop all stairs.	1		
13	Police and clean outside grounds.	2		
14	Polish stairway hand rails and ledges.		1	
15	Spray buff stair landings.		1	
16	Clean glass doors.	2		
17	High and low dust with treated cloth.	1		
18	Power wash exterior sidewalks and steps.			1
19	Scrub Court room floors.			1
20	Scrub fire tower stairs.			1
21	Remove all collected	1		

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	Trash to designated areas in plastic liners, remove collected Trash from Facility.			
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Lavatory Cleaning

		<u>Daily</u>	<u>Weekly</u>	<u>Monthly</u>
1	Empty and wipe exterior of waste receptacle.	2		
2	Clean and disinfect toilet, urinals and sinks	2		
3	Clean mirrors.	2		
4	Clean and disinfect floors.	2		
5	Polish bright work on sinks and flush meters.	2		
6	Spot clean walls and stall partitions.	2		
7	Remove fingerprints from doors and frames.	2		
8	Clean all ceiling vents.		1	
9	Clean and replenish lavatory dispensers.		1	
10	Machine scrub restrooms.		1	
11	Power wash, disinfect and deck brush scrub showers		2	
12	Clean cell room in conjunction with officer on duty. Power wash and sanitize from top down.		2	

Cell Room Cleaning

		<u>Daily</u>	<u>Weekly</u>	<u>Monthly</u>
1	Dust mop floor and cells	2		
2	Empty all receptacles and replace liners	2		
3	Disinfect all cells.	2		
4	Detail 1st half of cell block.		1	
5	Detail 2 nd half of cell block.		1	

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Periodic Cleaning

		<u>Monthly</u>	<u>Quarterly</u>	<u>Monthly</u>
1	Shampoo carpeted areas.		1	
2	Machine spray buff all VCT.	1		
3	Top scrub and refinish all VCT		1	
4	Strip and refinish all VCT.			1

SPECIFICATIONS

EMS- 3061 Island Ave
(Approx. Sq. Ft.: 10,000sqft)

General Cleaning

		<u>Daily</u>	<u>Weekly</u>	<u>Monthly</u>
1	Empty all receptacles and replace liners.	1		
2	Empty all recycling at desk.	1		
3	Dust mop, sweep and damp mop all floors.	1		
4	Clean entrance lobby.	2		
5	Vacuum entrance lobby mat.	2		
6	Spray buff all floors.			1
7	Low dust with treated cloth.	1		
8	High dust with treated cloth.			1
9	Spot wipe all furniture.	1		
10	Dust all furniture.		1	
11	Clean all vents.			1
12	Dust, wipe and disinfect all telephones.			1

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General Cleaning

		<u>Daily</u>	<u>Weekly</u>	<u>Monthly</u>
13	Remove all gum and foreign matter.	1		
14	Empty trash can and ash tray outside of building.	2		
15	Sweep outside entrance and walkway.	1		
16	Wash down walkways with hose. (Weather permitting)		1	
17	Police outside grounds.	2		
18	Snow removal.			As needed

Lavatory Cleaning

		<u>Daily</u>	<u>Weekly</u>	<u>Monthly</u>
1	Empty and wipe exterior of waste receptacle.	1		
2	Clean and disinfect toilets and sinks.	1		
3	Clean mirrors.	1		
4	Clean and disinfect floors.	1		
5	Spot clean all walls.	1		
6	Police and replenish lavatory dispenser.	1		

Periodic Cleaning

		<u>Monthly</u>	<u>Quarterly</u>	<u>Annually</u>
1	Clean windows, inside and outside.			2
2	Remove trash from gated area.			2

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2.6.2 **Window Cleaning and Cleaning of Glass Enclosure**

The successful bidder shall in accordance with Procurement Department Specification #24-W-1d:99 (Attachment B) clean all glazed construction, both interior and exterior, such as windows, doors, transoms, office partitions, escalator enclosures, foyers, etc. Window cleaning shall also include frames and exit signs. All windows shall be left clean and free of streaks and all excess water or solvent shall be removed from adjacent surfaces.

The successful bidder, before beginning work, shall provide adequate barricades and temporary closures, as required, to protect City employees and pedestrians.

Window cleaning shall be performed on request, and will be billed on a per occurrence basis.

For reference, there are approximately 1,000 interior and exterior windows in City Hall requiring cleaning.

Other locations shall include:

Riverview
 Fire Administration Building
 24/25 Police District
 Emergency Medical Services

The successful bidder shall perform upon request and fill on a per occurrence basis, glass cleaning of three (3) glass-enclosed elevator/escalator locations as listed below. Please note two (2) of these locations meet ADA requirements.

Southeast Corner 8th & Market Streets ADA
 Southwest Corner 15th & Locust Streets ADA
 Northwest Corner 15th & Market Streets

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WINDOW WASHING – ROUTINE SUB – CONTRACT WORK (RSCWC-2)

2.6.2.1 General Requirements

Contractor shall thoroughly examine and confirm, in detail, all site conditions which affect the work. Some facilities may not have built-in provisions to accommodate exterior window washing rigging.

2.6.2.2 The responsibilities of the Custodial Contractor relative to window washing include, but are not limited to:

- Providing all interior and exterior window washing, complete as specified herein under a defined Subcontractor.
- Providing all management and quality control supervision of and taking full responsibility for the subcontract: by conducting operational tours; tracking and controlling all site visits; creating plans of attack and problem solving for special situations/projects, safety procedures, and overall compliance of the Subcontractor with the project objectives;
- Preparing a scheduling plan to complete exterior and interior window washing One time per year. Review schedule and request approval for the CSM. Schedule shall include a breakdown of crew activities, times, locations, and safety procedures.
- As a part of a window cleaning plan, define the methods, sequences, materials, type of equipment and supplies to be utilized;

2.6.2.3 Specific Requirements

- The Subcontractor shall be a bona fide provider of window washing services and must follow all regulations for window cleaning as prescribed by the Commonwealth of Pennsylvania, Department of Labor and Industry; and conform to the American Standard Safety Code for Window Cleaning, ASA A39.1;

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- Work shall be performed during the normal business hours in effect at each of the buildings. Perform exterior and interior window cleaning in non-public areas between 8:00 a.m. and 5:00 p.m., Monday through Friday, in coordination with facility restrictions set by the CSM. Perform interior window cleaning in public spaces during hours to be approved by the CSM.
- Furnish all labor, materials and equipment required to perform the work. Wide latitude shall be permitted in the selections of cleaning materials and equipment, provided that these will have no deleterious effects on: the windows; UV film and/or window tint; window frames or adjacent portions of the building with which they come in contact; or on personnel in the same general area. Provide a listing of proposed cleaning materials with their appropriate MSDS, for review and approval by the CSM prior to the commencement of work. Products used for glass cleaning shall meet the requirements of Green Seal's Standard for Industrial and Institutional Cleaners (GS-37). The products do not need to be Green Seal-certified if the manufacturer can demonstrate through independent testing data that the product meets the health, safety, environmental, and performance criteria set forth by GS-37. Information on GS-37 can be found at www.greenseal.org/standards/industrialcleaners.htm. Products producing irritating fumes in the condition of use shall not be employed; nor shall flammable solvents be used;
- Exterior washing shall not be done during inclement weather.
- Protect all adjacent areas and equipment (such as room finishes, blinds and draperies) to guard against damage. Promptly remove window washing excess water from the windows and all adjacent areas;

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2.6.2.4 The Custodial Contractor shall take full responsibility for any damage to: finishes (window blinds, shades, draperies, wall paper); furnishings; and/or window frames, as a result of the labor and cleaning materials provided in the exterior/interior window washing work. Take responsibility for any scuffing damage created by the subcontractor's window washing equipment, personnel, and/or agents. Immediately repair any and all damages to finished, replace any equipment irreparably damaged by this work, all at no cost to the City.

2.6.3 **PRODUCT SPECIFICATIONS**

Successful bidder will provide Two (2) four-station automatic dispensing systems that accurately dispense cleaning solution into bottles, buckets and auto scrubbers. Metering tips are installed in concentrate bottles at the factory. Each product brand should have a color logo and number. System should incorporate the following features: pressure regulator to ensure accurate dilution, vacuum breaker backflow preventer, drip tray with drain hose, dispenser labels to match spray bottle labels, window to indicate when it is time to replace product concentration bottles, locking cabinet, wall mount, and stainless steel construction.

Acceptable Cleaner Product Specifications are provided in ATTACHMENT "D" of this Invitation and Bid.

2.7 **UNIFORMS**

Within thirty (30) days from the Notice to Proceed date, the successful bidder's personnel will be required to wear uniforms on City property. The successful bidder's personnel also must have and wear, clearly marked and detailed, identification card/badges with picture. Said identification will be situated on the uniform so as to be plainly visible at all times.

Samples of uniforms and identification shall be submitted for review and approval by the City's Contract Manager or designee prior to implementation.

ALL NEW EMPLOYEES, HIRED AFTER THE THIRTY (30) DAY PERIOD, MUST HAVE UNIFORMS AND ID PRIOR TO STARTING WORK AT THE DESIGNATED LOCATIONS.

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2.8 **EQUIPMENT TO BE SUPPLIED**

- (i) Contractor shall furnish all equipment needed to fulfill the terms of the contract and to accomplish an acceptable and professional level of cleaning. Equipment is to be supplied immediately after the award of the contract. The City will accept no less than the minimum quantities of cleaning equipment listed below:
- (ii) The City reserves the right to inspect/evaluate the performance of the equipment at any time during the contract period and require replacement if performance does not meet City's approval. Maintenance records on equipment must be made available to the City upon request.
- (iii) Contractor shall submit a listing of, and provide equipment by brand name which is proposed to be used to perform the required cleaning services. Equipment is subject to approval of the Contract Manager.
- (iv) All equipment required for daily maintenance services shall be stored at City Facilities. Maintenance of equipment shall be the responsibility of the Contractor.
- (v) Contractor shall have available equipment which may be required for disaster services (e.g., pressure washers, wet-vacs, steam cleaners, etc.) and shall be able to bring such equipment to the City in the event of an emergency or disaster to expedite clean up. Such emergency clean-up equipment shall be provided to the City within twenty-four (24) hours of the occurrence of disaster, if so requested. The Contract Manager reserves the right to call upon the services of experts to assist in disaster clean up.
- (vi) Any equipment that breaks down must be repaired and/or replaced at Contractor's expense within twenty-four (24) hours.

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Item	City Hall	Riverview	F.A.B.	Forensics Lab	EMS	24 th /25 th Police District
Advance 4800 Sweeper/Scrubber, 62" cleaning path; 80 gallon solution tank; 80 gallon recovery tank; 770 AH 36 volt battery with charger.	1					
Minuteman 747 Wide Area vacuum; 29 ½ operating width; 115v motor; electric.	2					
Nobles Speed Scrubber 2701, 27" cleaning path; 27 gallon solution tank; 27 gallon recovery tank; (4) 6v/305A batteries; battery charger	2	3		1		1

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Item	City Hall	Riverview	F.A.B.	Forensics Lab	EMS	24 th /25 th Police District
Landa Gas engine Hot water pressure washer; 11HP; electric start; gas capacity 1.7 gallons; 3000PSI; 3.0 GPM; 50" high pressure wire-braid hose; trigger gun control; 12v DC burner assembly; burner fuel is diesel, kerosene or home heating oil; fuel capacity is 6 gallons.	1	1	1	1		1
Landa Gas Engine Cold Water Pressure Washer; 6.5 HP; gasoline powered; 2000PSI; 3.5 GPM; 50' high pressure wire braided hose; trigger gun control.	1					

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Item	City Hall	Riverview	F.A.B.	Forensics Lab	EMS	24 th /25 th Police District
Dayton 4TB85 Wet/Dry vacuum; 22 gallon capacity; 2 HP; 8.5 amps @ 120V CFM; 16.5 gallon wet capacity; 20.75 gallon dry capacity; 18' power cord.	5	1	1	1		1
Speedshine Low Speed Floor Buffing Machine; 17' pad diameter; 185 RPM pad speed; 1 ½ HP motor; 3 gallon solution tank; 6 operating heights.	2	2	1	1	1	1
Speedshine Low speed Floor Buffing Machine; 20" pad diameter; 185 RPM pad speed; 1 ½ HP motor; 3 gallon solution tank; 6 operating heights.	2	2	1	1		1

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Item	City Hall	Riverview	F.A.B.	Forensics Lab	EMS	24 th /25 th Police District
Speedshine High Speed Burnishers; 20" pad diameter; 200 RPM pad speed; 1.5 HP 120V/DC permanent magnet motor; 75'14 gauge, 3-wire SJT cord.	2					
Tennant Model 3220 Upright vacuum; 6000 RPM; 6 position height; 50' 18 gauge 3-wire SJT cord; extra wide vinyl furniture guard; 12" steel brush roll with replacement bristles.	12	8	4	3	1	4
Nobles Power Eagle plus series 16" Extractor; 14.5 gallon recovery tank; drop down hose; solenoid valve.	2	1	1	1		1

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Item	City Hall	Riverview	F.A.B.	Forensics Lab	EMS	24 th /25 th Police District
Tennant Batter-powered walk-behind scrubber; Model 5680; 36" cleaning path; 30 gallon solution tank; 40 gallon recovery tank; 200RPM; 18" pad diameter; (6) 6V batteries; 3.1mph	2					
Tennant Walk-behind Burnishers; Model 2510/2550; 2000 RPM; 3HP; (3) 12V batteries;	3					
Tennant Battery powered Ride-on sweeper; Model 6100; 38" cleaning path; 5mph; 36V battery with charger.		1				1
Tanaka TBL-7800R backpack blower; 65 cc, 4.3 h.p. two-stroke engine; 850 CFM; 205 MPH; Tube-mounted throttle; gasoline fueled.	6	2		1		1

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Item	City Hall	Riverview	F.A.B.	Forensics Lab	EMS	24 th /25 th Police District
Tennant 1000 Compact carpet/Upholstery cleaner; 120V; 25' power cord; 1.5 gallon recovery tank; 7 amp motor; 1.12 HP; 30PSI; 2 gallon solution tank.	2					

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2.9 **EQUIPMENT MAINTENANCE AND SECURITY**

- (i) Contractor is responsible for maintenance and security of both its own and any City equipment used by the Contractor during the term of the contract.
- (ii) All equipment used by the Contractor shall be clean, polished and maintained in a professional manner.
- (iii) Wheels of all equipment used within City Hall shall be cleaned daily to prevent tracking dirt, black marks, or wheel marks on floors.
- (iv) Mops, sponges, polishing cloths and other cleaning tools shall be cleaned daily.

2.10 **STORAGE SPACE**

- (i) The City will provide a secure equipment/supply storage area(s) for use by the Contractor. The area(s) shall be provided at no charge to the Contractor.
- (ii) Locking and security of the Contractor's storage area(s) shall be the responsibility of the Contractor.
- (iii) Contractor shall provide a detailed outline of storage needs, off-site facilities to be provided and the method of storing all hazardous materials. THERE IS TO BE NO STORAGE OF FUEL ON SITE. Fuel tanks MUST be drained immediately after each use.

2.10.1.1 **Storage area:**

The successful bidder shall use only areas provided by the City for storage of materials and equipment. The areas must be maintained in a clean, safe manner. At no time may the successful bidder's equipment block any accessway or stairway in any manner. It shall be the responsibility of the contractor to properly insure its equipment. In no event shall the City be liable for any loss or damage to the Contractor's equipment (even if the City or its officers, employees or agents were negligent).

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2.11 **RESTROOM SUPPLIES**

The City shall provide all restroom supplies, which will include toilet paper, paper towels, and soap. Bidder shall be responsible for maintaining a current inventory of all supplies and report usage to the Contract Manager for the purpose of reordering as needed.
Plastic trash can liners will not be supplied by the City.

2.12 **PROMPT REPORTING OF ACCIDENTS AND INCIDENTS**

Any accidents or incidents involving the successful bidder's employees, while performing work for this contract on City premises, must be reported, by telephone, by 9:00 AM the next working day to City's Contract Manager or designee and in writing, within forty-eight (48) hours of the occurrence.

2.13 **RESPONSIBILITY FOR DAMAGES**

The successful bidder shall immediately repair any damage caused by him, or any subcontractors, during the course of this work. Damaged items which cannot be repaired to the City's satisfaction shall be replaced with new, at the successful bidder's expense. New items shall match the existing.

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2.14

Forensic Lab Cleaning Requirements and Specifications

8th & Popular Streets

FREQUENCY OF GENERAL CLEANING - OFFICES

BASIC SERVICE

	SERVICE	WEEKLY	MONTHLY	YEARLY
1	Empty all trash receptacles and replace liners	5		
2	Remove all collected trash to designated areas in plastic liners, remove collected trash from facility	5		
3	Dust all horizontal surfaces; dust office furniture, windowsills, window blinds, and all surfaces up to 72" high. Dust mop all hard surface floors with a micro-fiber flat mop or traditional dust mop which has been properly treated with dust mop compound one night before using to avoid slippery floors.	5		
4	High dust vents, diffusers, molding			4
5	Spot clean carpeted areas	5		
6	Mop all spills on non-carpeted flooring.	5		
7	Rearrange furniture as required	5		
8	Clean all glass-topped furniture.	5		

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FREQUENCY OF GENERAL CLEANING - OFFICES

BASIC SERVICE

SERVICE		WEEKLY	MONTHLY	YEARLY
9	Clean and sanitize drinking fountains and eyewash stations.	5		
10	Vacuum carpets; focus on traffic lanes and any visible dust, crumbs, dirt, etc.	4		
11	Vacuum carpets thoroughly wall-to-wall, including traffic lanes, edges, under desks, etc.	1		
12	Damp mop all non-carpeted floors	1		
13	Spray buff hard surface floors with high speed machine and a red pad on a 1500 RPM or less machines	1		
14	Wash all counter tops and sinks	5		
15	Clean exterior cabinets, refrigerators	1		
16	All brass and other bright work shall be cleaned and polished	1		
17	Dust all chair and table legs and rungs, baseboards, ledges, moldings, shelves, door frames, pictures, vents, clocks, and similar wall hangings. Spot wash as needed		1	
18	Spot clean all horizontal and vertical surfaces removing fingerprints, smudges and stains		1	

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FREQUENCY OF GENERAL CLEANING - OFFICES

BASIC SERVICE

SERVICE		WEEKLY	MONTHLY	YEARLY
19	Thoroughly clean and sanitize all telephones including ear and mouth pieces	1		
20	Vacuum all fabric office furniture including chairs and couches.		1	
21	Bonnet buff carpeted traffic lanes and hallways using a rotary floor machine with a tara or carpet pad.		1	
22	Dust Venetian blinds		1	
23	Apply one (1) coat of Restorer to floor surface for high speed burnishing using a pad per the manufacturer's recommendations.		1	
24	All heating, ventilating and air conditioning vents and louvers not higher than ten feet shall be hand dusted and damp wiped when necessary		1	

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FREQUENCY OF GENERAL CLEANING RESTROOMS/LOCKERS

BASIC SERVICE

	SERVICE	WEEKLY	MONTHLY	YEARLY
1	Add or replace soap, towel and toilet paper, sanitary napkin dispensers, as needed	5		
2	Refill dispensers (soap, towel, toilet paper, sanitary napkins), as needed	5		
3	Empty receptacle; damp wipe exterior waste receptacles, replace liners, as needed	5		
4	Fully clean and sanitize toilets, urinals, sinks and showers	5		
5	Clean mirrors	5		
6	Sweep and wet mop floors	5		
7	Polish bright work on sinks and flushometers	5		
8	Clean and sanitize all counters, partitions and spot clean walls	3		
9	Power scrub floors, walls			4
10	Clean ceiling vents		1	
11	Wash all restroom partitions both sides	1		
12	Machine scrub all restroom floors		1	
13	Dust and clean all exhaust and return air vents		1	
14	Hand dust, clean tile walls		1	
15	If bulk hand soap dispensers are used, empty completely and clean thoroughly.			4

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FREQUENCY OF GENERAL CLEANING – CORRIDORS AND COMMON AREAS

BASIC SERVICE

	SERVICE	WEEKLY	MONTHLY	YEARLY
1	Empty all trash receptacles and replace liner	5		
2	Remove all collected trash to designated areas	5		
3	Spot clean all walls, light switches and doors (including elevators and stairwells)	1		
4	Vacuum entryway matting systems	10		
5	Vacuum or dust mop all hard surface floors with a micro-fiber flat mop or treated dust mop (including elevator floors, stair landings and open closets). If using a treated dust mop, the dust mop must be properly treated one night before it is used to avoid slippery floors	5		
6	Damp mop or auto scrub with a red pad on hard surface floors	1		
7	Clean and sanitize public telephones and booths	5		
8	Completely clean and wet mop elevator floors, both passenger and freight	5		
9	Spot clean door and interior side glass	5		
10	Provide NOMAD entrance mats at all entries as needed.			

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FREQUENCY OF GENERAL CLEANING – CORRIDORS AND COMMON AREAS

BASIC SERVICE

	SERVICE	WEEKLY	MONTHLY	YEARLY
11	Dry burnish hard surface floor with high speed floor machine using a beige pad	2		
12	Clean and sanitize drinking fountains .	5		
13	Remove graffiti from all surfaces	5		
14	Apply one (1) coat of Restorer to floor surface for high speed burnishing using a pad per the manufacturer's recommendations.	1		
15	Dust all surfaces above normal reach including sills, ledges moldings, shelves, door frames, elevator frames, pictures and vents		1	
16	Dust all surfaces below normal reach including baseboards, ledges moldings		1	

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FREQUENCY OF GENERAL CLEANING – STAIRS AND STAIRWELLS

BASIC SERVICE

	SERVICE	WEEKLY	MONTHLY	YEARLY
1	Vacuum or dust mop and spot mop stairs and landings. A micro-fiber flat mop may be used. If using a traditional dust mop, it must be properly treated one night before using to avoid slippery stairs and landings.	5		
2	Dust and spot clean handrails, window ledges and stair ledges	5		
3	Spot clean wall, light switches and doors	5		
4	Damp mop stairs, stairwells, and landings	5		
5	Remove graffiti from all surfaces.	5		
6	Polish hand rails, ledges	1		
7	Spray buff landings and other hard surface floors	1		

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FREQUENCY OF GENERAL CLEANING – CAFETERIA/LUNCH ROOM

BASIC SERVICE

	SERVICE	WEEKLY	MONTHLY	YEARLY
1	Clean and sanitize all table tops	5		
2	Remove food spillage from chairs and clean and sanitize	5		
3	Empty and damp wipe and sanitize cafeteria/lunch room waste receptacles	5		
4	Dust mop all floor surfaces	5		
5	Wet mop all traffic lanes	5		
6	Spot clean carpets, as needed.	5		
7	Vacuum all carpeting	5		
8	Bonnet buff carpeted traffic lanes and hallways using a rotary floor machine with a tara or carpet pad.		1	
9	Damp mop kitchen areas	5		
10	Strip and refinish all tile floor surfaces, clean all baseboards			4
11	Straighten all tables and chairs	5		

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FREQUENCY OF GENERAL CLEANING – EXTERIOR OF FACILITY

**BASIC SERVICE
GENERAL CLEANING - EXTERIOR OF FACILITY**

	SERVICE	WEEKLY	MONTHLY	YEARLY
1	Empty all trash receptacles and replace liners	5		
2	Empty all ash receptacles and clean	5		
3	Clear landscaped areas of trash and debris	5		
4	Remove all collected trash to designated area	5		
5	Continuous policing of outside area removing trash and debris (including leaves)	5		
6	Machine vacuum entire area	5		
7	Hand sweep areas that cannot be machine vacuumed.	5		
8	Remove graffiti from all surfaces	5		
9	Straighten all tables and chairs	5		
10	Power Wash Exterior Entrances			4

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2.14 Forensic Lab Cleaning Requirements and Specifications

2.14.1 Cleaning Materials and Supplies:

2.14.1.1 Cleaning and Maintenance Chemicals:

The Contractor shall provide for the City's review and approval a list of proposed cleaning materials and supplies not less than two (2) weeks prior to the commencement of the contract. These lists shall include Material Safety Data Sheets (MSDS) for all proposed chemical cleaning and maintenance products that meet the requirements set forth in Paragraph 2.14.2.30. For those products required to meet the requirements of Green Seal GS-37, the Contractor shall include a copy of Green Seal Certification or independent verification of each of the attributes contained within GS-37. Information on the Green Seal standard can be found at www.greenseal.org/standards/industrialcleaners.htm.

2.14.1.2 Janitorial Paper Products:

The Contractor shall provide for the City's review and approval a list of proposed cleaning materials and supplies not less than two (2) weeks prior to the commencement of the contract. These lists shall include information from the paper manufacturers documenting that they meet the requirements set forth in Paragraph 2.14.2.30 and are in compliance with the Comprehensive Procurement Guidelines for recycled content. Information on the Comprehensive Procurement Guidelines can be found at www.epa.gov/cpg/products.htm.

2.14.1.3 Janitorial Equipment:

The Contractor shall provide for the City's review and approval a list of proposed equipment not less than two (2) weeks prior to the commencement of the contract. These lists shall include performance documentation demonstrating that vacuum cleaners meet the requirements of the Carpet & Rug Institute's (CRI) "Green Label Program," either by providing a copy of the CRI Certificate or by providing independent verification that the equipment meets the requirements set forth by the CRI standard.

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Information on CRI's "Green Label Program" can be found at www.carpet-rug.com.

2.14.2 BASIC SERVICE

The Contractor shall perform the following services at the frequency identified under this "BASIC SERVICE" section of this contract, including all holidays except those listed : MLK Day, Good Friday, New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, Christmas Day. Cleaning of designated areas MUST be completed during the shift. A list of required products and product specifications follows at the end of this section is referenced in paragraphs 2.14.2.30 through 2.14.2.30.19 of this Invitation and Bid.

2.14.2.1 Cleaning and Disinfecting/Sanitizing Drinking Fountains Using a spray bottle containing a neutral pH, EPA-registered Germicidal Cleaner and Deodorant, sponge or cloth, small percolator brush, and a non-chlorinated cream cleanser remove all obvious soil, streaks, smudges, etc., from the drinking fountains and cabinets. Disinfect or sanitize all porcelain and polished metal surfaces including the orifices and drain. After cleaning, the entire drinking fountain shall be free of streaks, stains, spots, smudges, scale and other visible soil that are removable.

2.14.2.2 Autoscrubbing of Non-Carpet Floors

Using an autoscrubber, remove soil and spills from large open areas such as corridors, lobbies, auditoriums, etc. Brush or pad pressure shall be adjusted high enough to provide firm contact with the surface but not enough to cause any deleterious effect to the finish being cleaned. If there is litter or grit on the floor, the floor must be mopped before autoscrubbing.

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A low-foaming general purpose cleaner meeting the requirements of Green Seal GS-37 shall be used to prevent excessive foaming in the recovery tank. Where practical to do so, furnishings and floor mounted trash and ash receptacles shall be moved out of the area to be scrubbed. The squeegee when properly adjusted, shall leave no streaks or puddles while scrubbing. Detergent solution left on the surface as a result of turns made during autoscrubbing shall be removed promptly with a wet mop. Avoid causing the solution to dry on the floor. When the floor is completely scrubbed, it shall be free of soil, streaks, film or stains.

2.14.2.3 Cleaning and Disinfecting/Sanitizing Wash Basins, Toilets, Urinals and Showers

Using a spray bottle, apply a neutral pH, EPA-registered Germicidal Cleaner and Deodorant to all the basins and to the wall area beside and between the basins. Manufacturer's directions must be followed to allow for appropriate contact time for disinfectant agent to be effective. Clean the tops, sides, insides, and wall areas between the basins with a sponge or micro-fiber cloth. Wipe the metal surfaces dry with a cloth to prevent spotting. Use a spray bottle to apply the neutral pH, EPA-registered Germicidal Cleaner and Deodorant to all urinals and to the wall area between and below the urinals with a sponge or micro-fiber cloth. This sponge or micro-fiber cloth shall be of a unique color which will be used only on commodes and urinals. Clean the insides of the urinals with a bowl mop. Use the bowl mop to clean the underside of the flushing rim. Wipe metal surfaces dry with a clean cloth to prevent spotting.

Using a spray bottle, apply a neutral pH, EPA-registered Germicidal Cleaner and Deodorant to the inside and outside of the commodes and to the wall areas beside them. Spray the top and underneath sides of the toilet seat. Clean the seat, outside of the fixture, and wall beside the fixture with the same sponge or micro-fiber cloth used in cleaning the urinals. Clean the inside of the fixture and under the flushing rim with the bowl mop. Wipe the top of the seat and the metal surfaces dry with a cloth to prevent spotting.

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Use the spray bottle to apply a neutral pH, EPA-registered Germicidal Cleaner and Deodorant to the walls and floors in shower stalls. Using a sponge or micro-fiber cloth and abrasive pad, damp wipe all surfaces of the shower. Remove all debris from the shower drain. All fixture and shower stalls shall be free of visible soil, scale, soap scum, and body oil build-ups. Metal surfaces shall be clean and free from water spotting.

Toilet bowls and urinals shall be free of scale, scum, mineral deposits, rust stains, etc. from toilet bowls and urinals. Routine cleaning should minimize the use of highly-acidic toilet bowl cleaners to minimize potential exposure to custodial workers. After descaling, the entire surface shall be free of streaks, stains, scale, scum, mineral deposits, rust stains, etc. Caution must be used to prevent damage to adjacent surfaces caused by spills of the acid type bowl cleaner, if and when used.

For areas not specifically identified above, a non-FIFRA registered, washroom cleaning product meeting Green Seal GS-37 should be used.

2.14.2.4 Completely Vacuuming Carpets

Using an upright or backpack commercial vacuum meeting the minimal requirements of the Carpet & Rug Institute's "Green Label Program", to remove surface soil and embedded grit from all areas accessible to the vacuum. Adjust the beater bar (if applicable) to correspond with the pile height of the carpet. Chairs and trash receptacles shall be tilted or moved where necessary to vacuum underneath. To remove accumulations of soil or litter in areas inaccessible to the upright or backpack carpet vacuum, use a vacuum wand with a crevice tool and brush attachment. After the carpeted floor has been completely vacuumed, it shall be free of all visible litter, soil and embedded grit.

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2.14.2.5 Detail Vacuuming Carpets – Corner/Edge Cleaning

Remove accumulations of soil or litter in areas inaccessible to the upright or backpack carpet vacuum by using a vacuum wand or portable vacuum with a crevice tool and brush attachment. After the carpeted floor has been completely vacuumed, it shall be free of all visible litter, soil, and embedded grit.

2.14.2.6 Damp Mopping Non-Carpeted Floors

Wet floor signs shall be erected at all ingresses to area. Floor signs shall all also contain words similar to “Area Closed for Cleaning-Use Alternate Facility or Route”.

Sweep, dust mop or vacuum the floor prior to damp mopping. A string-mop or micro-fiber flat mop, mop bucket and wringer, and general purpose cleaner meeting the requirements of Green Seal GS-37 and cold water shall be used to remove all soil and non-permanent stains from the entire floor. The cleaner and cold water shall be changed periodically and remain clear. If not, the area being mopped will require rinsing with clear water. All accessible areas shall be damp mopped. Chairs, trash receptacles, etc., shall be moved when necessary to mop underneath. After being damp mopped, the floor shall have a uniform appearance with no streaks, swirl marks, detergent residue, or any evidence of soil. There shall be no splash marks or mop streaks on furniture, walls, baseboards, etc., nor any mop strands remaining on the floor.

2.14.2.7 Damp Mopping and Disinfecting/Sanitizing Non-Carpeted Floors

Wet Floor Signs shall be erected at all ingresses to area. Floor signs shall all also contain words similar to “Area Closed for Cleaning-Use Alternate Facility or Route.”

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Sweep, dust mop or vacuum the floor prior to damp mopping. A string-mop or micro-fiber flat mop, mop bucket and wringer, and general purpose cleaner meeting the requirements of Green Seal GS-37 and cold water shall be used to remove all soil and non-permanent stains from the entire floor. Chairs, trash receptacles, etc. shall be moved when necessary to mop underneath. After being damp mopped, the floor shall have a uniform appearance with no streaks, swirl marks, detergent residue, or any evidence of soil. There shall be no splash marks or mop streaks on furniture, walls, baseboards, etc., nor any mop strands remaining on the floor.

In wet areas such as in restrooms, locker rooms and kitchens equipped with floor drains, apply a neutral pH, EPA-registered Germicidal Detergent and Deodorant to entire floor area and allow to remain for a length of time as specified by the label directions. Then a floor squeegee can be used to squeegee the solution into the floor drain. A damp mop shall then used to dry areas inaccessible to the floor squeegee.

2.14.2.8 Damp Dusting Furniture, Fixtures, Walls, Partitions, Doors, Etc.

Using a clean sponge or cloth with general purpose cleaner meeting the requirements of Green Seal GS-37 or a neutral pH, EPA-registered Germicidal Cleaner and Deodorant, damp wipe or sanitize all applicable surfaces of furniture, fixtures, walls, partitions, doors, etc. For removing simple dust, micro-fiber cloths may be used. Surfaces shall have uniform appearance, be free of streaks, smudges, dust, lint, litter, etc.

2.14.2.9 Dusting of Venetian Blinds

Using a micro-fiber cloth, treated dust cloth or duster, remove all loose dust and dirt from blind surfaces. Dusting should be accomplished starting at the top of the blind working downward. Blind slats should be turned to both sides for proper cleaning.

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2.14.2.10 Cleaning of Restroom Air Vents

Using a micro-fiber cloth, treated dust cloth, dusting apparatus, or vacuum which meets the requirements of the Carpet & Rug Institute's "Green Label Program" with an appropriate dusting attachment, remove all dust, dirt, and residue from the exterior surface of the vent. Any dirt residue falling to the ground shall to be removed.

2.14.2.11 Dusting Vertical and Horizontal Building and Furniture Surfaces

Using either a dust cloth, lightly treated hand-held dusting tool, lambs wool dusting tool, micro-fiber cloth, tank or backpack vacuum (which meets the requirements of the Carpet & Rug Institute's "Green Label Program") with dusting attachments, or combination of these dusting tools, remove all dust, lint, litter, dry soil, etc. from the horizontal surfaces of desk, chairs, file cabinets and other types of office furniture and equipment and from horizontal ledge, window sills, blinds, hand rails, etc., below seven feet (7') from the floor surface. Items on desk tops are not to be disturbed. After regular dusting, all such surfaces shall have a uniform appearance, be free of streaks, smudges, dust, lint, litter, etc. Dusting shall be accomplished by removing the soil from the surface – not by flicking or blowing it from one surface to another.

2.14.2.12 Emptying Trash and Ash Receptacles

All waste receptacles, ash receptacles, pencil sharpeners, and other trash containers within the area shall be emptied and returned to their original position. Boxes, cans papers, etc., placed near a trash receptacle and marked "TRASH" shall be removed. All waste from such trash receptacles shall be removed from the area and emptied into a designated trash dumpster or compactor in such a manner as to prevent the area surrounding the receptacle from becoming littered by such trash. Sand in cigarette butt receptacles shall be strained to remove ashes and debris. The remaining sand shall be smooth and free of smoking materials.

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The exterior of waste baskets shall be damp wiped with a general purpose cleaner meeting the requirements of Green Seal GS-37 from a spray bottle or bucket and a clean sponge or synthetic micro-fiber cloth to remove evident soil. Wet spills on the interior of wastebaskets shall be removed. Cigarette butt receptacles shall be damp wiped with a sponge to remove evident soil. A non-abrasive cream cleanser and an abrasive pad shall be used on hard-to-remove soil. In rest rooms germicidal detergent will be used in lieu of neutral detergent.

2.14.2.13 Policing

Remove visible litter form all types of surfaces. Spot clean unsightly soil from building, fixtures and furniture surfaces. Empty trash and ash receptacles, which may become filled prior to the next, scheduled routine cleaning. Refill paper towel, toilet tissue, and hand soap dispensers, which may become depleted prior to the next scheduled routine cleaning. Vacuum clean or exchange soiled or ineffective entrance mats. Use a wet vacuum to remove wet soil.

There shall be continuous sweeping, collecting and removal of all dirt, papers, gum, or any other discarded materials and droppings from floors, elevators, escalators, stairways, foyers, and offices. Included in this floor care is the immediate wet mopping of spills when discovered, or directed by City representatives. When encountering an area where there is urine, vomit, excrement, or foul odors, the custodians shall immediately remove substances from the floor and wet mop the area using a neutral pH, EPA-registered Germicidal Detergent and Deodorant and cold water. Custodians shall protect area with "Caution Wet Floor" signs until area is completely dry.

When encountering blood and other potentially infectious bodily fluids, Contractor's employee(s) must refer to OSHA standard for proper clean up and removal of blood-borne pathogen. Cleaning personnel must be specifically trained on a procedure to meet the requirements of OSHA's Blood-Borne Pathogen Standard.

Carpeted floors shall be vacuumed in lieu of sweeping.

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2.14.2.14 Rearranging Furniture as Required

All furniture moved by the Contractor's employees during the performance of the work shall be returned to its appropriate location. Additionally, all other furniture such as chairs and waste receptacles shall be returned to their appropriate location.

2.14.2.15 Refilling Paper Towel, Toilet Tissue and Hand Soap Dispensers

All dispensers shall be completely filled to the proper level. The paper supplies shall meet or exceed the requirements of EPA's Comprehensive Procurement Guidelines (<http://www.epa.gov/cpg/products/tissue.htm>) for these product categories relative to total and post-consumer recycled content, and hand soap shall be placed in the dispenser in accordance with the directions or instructions of the paper and dispenser manufacturers. Hand soap dispensers and adjacent surfaces shall be wiped to remove spillage.

Adding and/or replacing dispensers (soap, towel, toilet paper and sanitary napkins) as needed and it is desirable to use dispenser capable of holding two rolls of paper simultaneously, limit the amount of paper being dispensed and use "hands-free" dispensing, as opposed to hand cranks or levers.

2.14.2.16 Replacing Obviously Soiled or Torn Trash Receptacle Liners

All clear plastic liners, which are torn or obviously soiled, shall be removed from the trash receptacles and replaced with new clear plastic liners. Plastic liners shall meet or exceed the requirements of EPA's Comprehensive Procurement Guidelines (<http://www.epa.gov/cpg/products/trashbag.htm>) for this product category relative to total and post-consumer recycled content. The liners shall be folded back over the rim of the receptacle.

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In areas where health and safety are a factor, the trash receptacle liners shall be removed with the trash each time the receptacle is emptied. These areas include break rooms, food service areas, exercise rooms, locker rooms, medical rooms, restrooms, and vending areas.

2.14.2.17 Spot Cleaning Furniture, Fixtures, Wall, Partitions, Doors, Glass Surfaces, Etc.

Using a sponge, clean cloth, or micro-fiber cloth an appropriate glass or general purpose cleaner that meets the requirements of Green Seal GS-37 remove fingerprints, smudges, marks, streaks, etc., from washable surfaces of walls, partitions, doors, furniture, fixtures, kick plates, appliances, etc. The cleaning solution may be applied via a spray bottle or from a bucket. A neutral pH, EPA-registered Germicidal Cleaner and Deodorant shall be used in rest rooms, locker rooms, food services areas, and drinking fountains. After spot cleaning, the surfaces shall have a clean, uniform appearance, be free of streaks, spots, and other evidence of removable soil; this includes both sides of glass in exterior doors, vestibules and in interior offices.

2.14.2.18 Spot Mopping Non-Carpeted Floors

Wet floor signs shall be erected at all ingresses to area. Floor signs shall all also contain words similar to “Area Closed for Cleaning – Use Alternate Facility or Route.”

Using a wet mop or micro-fiber flat mop, bucket and wringer, and an appropriate general purpose cleaner that meets the requirements of Green Seal GS-37 and cold water, remove all obvious soil and non-permanent stains from the entire floor. The cleaning solution shall be changed periodically and remain clear. All accessible areas shall be damp mopped and disinfected. Chairs, trash receptacles, etc., shall be moved when necessary to spot mop underneath. After being spot mopped, the floor shall have a uniform appearance with no streaks, swirl marks, detergent residue, or any evidence of soil.

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There shall be no splash marks or mop streaks on furniture, walls, baseboards, etc. nor mop strands remaining on the floor. In rest rooms, locker rooms, medical areas, or food service areas, a neutral pH, EPA-registered Germicidal Detergent and Deodorant shall be used in lieu of the general purpose cleaner.

2.14.2.19 Application of Restorer or Floor Maintainer

Wet floor signs shall be erected at all ingresses to area. Floor signs shall all also contain words similar to “Area Closed for Cleaning-Use Alternate Facility or Route.”

Prior to being restored, the entire floor surface involved shall be swept, dust mopped or vacuumed. A wet mop, mop bucket, and wringer or autoscrubber shall be used to apply an appropriate floor finish restorer which is compatible with the floor finish in a thin even coating over the entire area to be dry buffed or burnished. All accessible areas shall be restored. Chairs shall be moved or tilted to mop underneath. Floor shall be free of mop strands when completed.

2.14.2.20 Spray-Buffering or Burnishing Non- Carpeted Floors

Prior to being spray-buffed, the floor surface shall be dust mopped or vacuumed and damp mopped with an appropriate general purpose cleaner that meets the requirements of Green Seal GS-37 and cold water. A single-disc high speed floor machine, with a buffing or burnishing pad shall be used to restore a uniform gloss and protective finish to resilient tile which is refinished with a durable, metal-free floor finish. All areas accessible to the floor machine shall be spray-buffed or burnished. Chairs, trash receptacles, etc. shall be tilted or moved where necessary to spray buff or burnish underneath. The floor shall be dust mopped after spray buffing or burnishing.

After spray buffing or burnishing, the entire floor shall have a uniform, glossy appearance, free of scuff marks, and other stains, and have a uniform coating of floor finish.

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All spray-buff or restorer solution shall be removed from baseboards, walls, furniture, trash receptacles, etc. Methods for applying spray buff or restorer solution shall be in strict accordance with the manufacturer’s directions on the container.

2.14.2.21 Sweeping or Dust Mopping Non-Carpeted Floors

Prior to sweeping, dust mopping or vacuuming the floor surface, use a mop, an appropriate general purpose cleaner that meets the requirements of Green Seal GS-37, and cold water to remove spills and obvious soil from the floor. Use a putty knife to remove gum, tar, and other sticky substances from the floor. On resilient tile, terrazzo, smooth sealed concrete or other smooth finished floor surfaces, use a large micro-fiber flat mop or treated dust mop and dustpan to remove accumulated soil and litter. If using a dust mop treatment, it must be properly applied the night before it is used to avoid slippery floors. On rough unsealed concrete, or other floors where dust mopping is not effective, use a push broom or vacuum. The entire area shall be cleaned thoroughly to remove dust, dry soil, and other litter. Chairs and trash receptacles shall be tilted or move where necessary to sweep underneath. After the floor has been swept or vacuumed, the floor surface including corners and abutments, shall be free of streaks, soil, litter, and spots caused by spills or tracking. Carpet-type entrance mats shall be vacuumed with an upright or backpack carpet-vacuum to remove soil and grit and to restore the resiliency of the carpet pile. Rubber or polyester entrance mats shall be swept, vacuumed, or “hosed-down” to remove soil and moisture underneath and shall then be returned to their normal location.

2.14.2.22 Wet Cleaning Non-Carpeted Floors

Wet floor signs shall be erected at all ingresses to area. Floor signs shall all also contain words similar to “Area Closed For Cleaning – Use Alternate Facility or Route.”

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Prior to being wet cleaned, the entire floor surface involved shall be swept, dust mopped or vacuumed. A wet mop, mop bucket, and wringer, scrub brush, floor squeegee, an appropriate general purpose cleaner that meets the requirements of Green Seal GS-37, and cold water shall be used to remove all soil and non-permanent stains from the entire floor, baseboards, etc. An appropriate general purpose cleaner that meets the requirements of Green Seal GS-37, shall be applied to the entire floor area and allowed to remain for three to five minutes. Then the entire floor area shall be scrubbed with the squeegee dry and then rinsed with clear water. In areas without a floor drain, the solution shall be picked up with a wet vacuum or a wet mop, mop bucket and wringer, and then rinsed with clean water twice. All accessible areas shall be wet cleaned. Chairs shall be moved or tilted to clean underneath. After being wet cleaned, the floor shall have uniform appearance with no streaks, swirl marks, detergent residue, or any evidence of soil. There shall be no splash marks or mop streaks on furniture, walls, baseboards, etc., nor any mop strands remaining on the floor.

2.14.2.23 Pressure Washing

All ingresses to area being power washed shall be completely barricaded with ropes and stanchions. Wet floor signs shall be erected at all ingresses to area. Floor signs shall also contain words similar to "Area Closed For Cleaning – Use Alternate Facility or Route."

Use a low-foaming general-purpose cleaner that meets the requirements of Green Seal GS-37, and follow product manufacturer's directions for the appropriate chemical dilution as well as the directions of the manufacturer of the pressure washing equipment.

When complete, all surfaces should be clean and streak free and no puddling of water should be present in the surrounding areas.

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When encountering an area where there is urine, vomit, excrement, or foul odors, the custodians shall immediately remove substances from the floor and wet mop the area using a neutral pH, EPA-registered Germicidal Detergent and Deodorant and cold water. Custodians shall protect area with “Caution Wet Floor” signs until area is completely dry.

When encountering blood and other potentially infectious bodily fluids, Contractor’s employee(s) must refer to OSHA standard for proper clean up and removal of blood-borne pathogen. Cleaning personnel must be specifically trained on a procedure to meet the requirements of OSHA’s Blood-Borne Pathogen Standard.

2.14.2.24 Manually Scrubbing Ceramic or Quarry Tile Floors

Wet floor signs shall be erected at all ingresses to area. Floor signs shall all also contain words similar to “Area Closed For Cleaning – Use Alternate Facility or Route.”

After applying a neutral pH, EPA-registered Germicidal Detergent and Deodorant and cold water on the floor, but before damp mopping, lightly agitate the solution with a deck brush. Areas around rest room fixtures, and showers where moisture may accumulate shall be free from soil, minerals, algae, and mildew build-up. Excess solution shall be removed from the floor during damp mopping, and performance standards regarding damp mopping shall apply to this specification.

2.14.2.25 General Cleaning

Continuous dusting, wiping, vacuuming and cleaning of all benches, ledges, horizontal surfaces, stairs chairs, railings, tables, baseboards, sills, moldings, shelves, schedule racks, door frames, pictures, vents, telephones (including ear and mouth pieces), all surfaces above and below normal reach, etc. When encountering an area where there is urine, vomit, excrement, or foul odors, area will be treated as specified in paragraph 2.14.2.23 above.

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2.14.2.26 Employee and Public Rest Rooms

All toilets and urinals shall be scrubbed and washed inside and outside with a neutral pH, EPA-registered Germicidal Cleaner and Deodorant. All seats shall be scrubbed and washed on both sides a neutral pH, EPA-registered Germicidal Cleaner and Deodorant and, when dry, shall be free from streaks; wash basin shall be cleaned of all grease and dirt.

All urinals must have a screening device. All fixtures shall be cleaned with a neutral pH, EPA-registered Germicidal Cleaner and Deodorant, wiped with a clean cloth and wiped dry; all paper towel, toilet paper and soap dispensers shall be replenished when necessary and checked to assure proper functioning. Floors shall be wet mopped with a neutral pH, EPA-registered Germicidal Detergent and cold water, and shall be kept clean, dry, and free of odors. Rest room doors shall be clean and free of dirt, smudges, graffiti, etc.

For facilities equipped with waterless urinals manufactured by the Waterless Company, the BlueSeal liquid shall be replenished 1 time per week in high use areas (over 150 uses per day) or 1 time every 3 months in low use areas (less than 50 uses per day). Follow manufacturer's directions by adding 3 ounces of BlueSeal liquid to the trap.

An EcoTrap shall be replaced every 3 months in high use areas (over 150 uses per day) and 1 time per year in low use areas (less than 50 uses per day). For other manufacturer's waterless urinals, follow the manufacturer's maintenance requirements.

Cleaning of waterless urinals shall be done with a neutral pH, EPA-registered germicidal cleaner and deodorant, wiped with a clean cloth and wiped dry. Rinsing with additional water is unnecessary. No abrasive chemicals or materials shall be used on the waterless urinals. All surfaces shall be cleaned, paying particular attention to the lower front.

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2.14.2.27 Granite, Marble, Ceramic Tile, Stainless Steel and Glass Areas

Continuous spot cleaning of all granite, marble, glass/lexan, stainless steel and ceramic tile areas. This shall include, but not be limited to: the removal of smudges, fingerprints, spills, dust, and other removable stains below a ten foot (10') height.

Included in the cleaning shall be interior and exterior walls, floors, pillars, entrance doors, foyers, escalator enclosures, panels, handrails, water fountains, trash containers, etc.

2.14.2.28 Removal of Trash

All accumulated trash and debris shall be removed from the premises the day the cleaning operation takes place. Trash is to be taken to a designated area on the site. Removal will be the responsibility of the City. New clear plastic liners are to be placed in receptacles for depositing of trash until next visit. All trash containers must be cleaned of debris prior to placement of new clear plastic liners. Plastic trash can liners will not be supplied by the City.

2.14.2.29 Recycling Program

2.14.2.29.1 In compliance with City of Philadelphia Commercial Recycling Regulations, and Mayoral Executive Order 15-08, Contractor must follow source separation recycling programs for the following materials: high grade office paper (white ledger and computer paper, confidentially destroyed or otherwise); corrugated cardboard; and aluminum cans. These recycling programs will be coordinated with the Contract Manager.

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- 2.14.2.29.2 The general configuration of the program will contain the following components: desk-side recyclers to be used for the collection of office recyclable intermediate containers to be located in strategic areas on each floor (near copiers, printers, etc.) consolidation of cardboard boxes and other similar packaging in designated areas on each floor for pickup and removal daily; a staging area for the storage of recyclables prior to collection by the Contractor will be designated. All the aforementioned containers will be purchased by and become the property of the City of Philadelphia.
- 2.14.2.29.3 Contractor will be responsible for the emptying of desk-side recyclers on a weekly basis; emptying intermediate containers on an as needed basis; collecting and flattening cardboard on each floor. All recyclable materials should then be moved to a designated central storage area.
- 2.14.2.29.4 Under no circumstances shall the Contractor place recyclable materials in containers, bags or storage containers used for Municipal Solid Waste. Contractor is also responsible for assuring that recycled materials are not contaminated by trash, garbage or other foreign matter that will compromise the value of the recyclable material.
- 2.14.2.29.5 Contractor shall be responsible for keeping food-preparation wastes separate from all other recyclables or trash and assuring that recycling of the separated food waste, either through the use of an insinkerator or a food waste compose.

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2.14.2.29.6 Contractor is required to make sure that all intermediate containers, the storage/staging area and any equipment used to transport recyclable materials through the building are kept clean and free of contamination; they are also required to inform the CSM of any damage of structure defects in the containers and equipment used for recycling.

2.14.2.29.7 The custodial staff will be available during their regular shift for training and education regarding recycling systems. This will require no overtime and will be held at the discretion of the CSM. Complying with prescribed recycling systems will be considered part of the job description

2.14.2.30 **PRODUCT SPECIFICATIONS**

As part of the City of Philadelphia’s effort to address certain environmental and health concerns associated with the cleaning process, Contractor must use environmentally preferable cleaning products which, through meeting specific standards, represent a lesser impact to public health and the environment than competing products and which perform at or beyond the standards established by the City. In addition to the products listed below, additional products may be used that are not specifically covered, although it is desirable that all products be considered relative to their potential impact on both human health and the environment.

For purposes of this Specification, the minimum standards established for the performance of these products are based on the Green Seal Standard for Industrial and Institutional Cleaners (GS-37), located on the World Wide Web at <http://www.greenseal.org/standards/industrialcleaners.htm>, wherever possible. Green Seal is an independent, non-profit organization that strives to achieve a healthier and cleaner environment by identifying and promoting products and services that cause less toxic pollution and waste, conserve resources and habitats, and minimize global warming and ozone depletion.

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Green Seal has no financial interest in the products that certifies or recommends or in any manufacturer or company. Green Seal's evaluations are based on state-of-the-art science and information using internationally recognized methods and procedures. For more information, visit their website at www.greenseal.org/about.htm.

The Green Seal standard establishes environmental requirements for industrial and institutional general-purpose, bathroom, and glass cleaners. For purposes of this Specification, general-purpose, bathroom, and glass cleaners are defined as those cleaners intended for routine cleaning of offices, institutions, warehouses, and industrial facilities. Due to the large number of possible cleaning products, processes, soil types, and cleaning requirements, the compatibility of cleaners with surface materials is not specifically addressed in this Specification. Product users should follow the manufacturers' instructions on compatibility. Each criterion states whether it applies to the undiluted product or to the product as used.

Contractor will provide automatic dispensing systems that accurately dispense cleaning solution into bottles, buckets and auto scrubbers. Each product label should be color coded. System should incorporate the following features: pressure regulator to ensure accurate dilution, vacuum breaker backflow preventer, drip tray with drain hose, dispenser labels to match spray bottle labels, window to indicate when it is time to replace product concentration bottles, wall mount, and the ability to dispense at a high rate (approximately 3 to 4 gallons per minute) for mop buckets and auto scrubbers and at a low rate (approximately 1 gallon per minute) for filling spray bottles and small buckets.

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2.14.2.30.1 General/All Purpose Cleaner

General/All Purpose Cleaners shall meet the requirements of Green Seal's Standard for Industrial and Institutional Cleaners (GS-37). The products do not need to be Green Seal-certified if manufacturer can demonstrate through independent testing data that the product meets the health, safety, environmental, and performance criteria set forth by GS-37. Information on GS-37 can be found at www.greenseal.org/standards/industrialcleaners.htm

2.14.2.30.2 Glass Cleaner

Glass Cleaners shall meet the requirements of Green Seal's Standard for Industrial and Institutional Cleaners (GS-37). The products do not need to be Green Seal-certified if the manufacturer can demonstrate through independent testing data that the product meets the health, safety, environmental, and performance criteria set forth by GS-37. Information on GS-37 can be found at www.greenseal.org/standards/industrialcleaners.htm

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2.14.2.30.3 Bathroom/Washroom Cleaner

Bathroom/Washroom Cleaners shall meet the requirements of Green Seal's Standard for Industrial and Institutional Cleaners (GS-37). The products do not need to be Green Seal-certified if the manufacturer can demonstrate through independent testing data that the product meets the health, safety, environmental, and performance criteria set forth by GS-37. Information on GS-37 can be found at www.greenseal.org/standards/industrialcleaners.htm

4.2.30.4 Sanitizer

Sanitizers shall be used to protect public health, especially in areas where people frequently come in contact. The sanitizer shall be registered with the US Environmental Protection Agency. It is desirable that the sanitizer meet the basic requirements of Green Seal's Standard for Industrial and Institutional Cleaners (GS-37). The products do not need to be Green Seal-certified if the manufacturer can demonstrate through independent testing data that the product meets the health, safety, environmental, and performance criteria set forth by GS-37. Information on GS-37 can be found at www.greenseal.org/standards/industrialcleaners.htm

2.14.2.30.5 Intermediate Grade Disinfectant

An intermediate Grade Disinfectant shall only be used when meeting the requirements of the Occupational Safety & Health Administration's (OSHA) Blood-Borne Pathogen Standard or in the event of a specific health requirement, such as a specific need relative to Tuberculosis.

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2.14.2.30.6 Floor Finish

Floor finishes shall be extremely durable, capable of maintaining their appearance for a minimum of one year before stripping is required. The floor finish shall be water-based, metal-free (shall not contain zinc or other metal cross-linked polymers), and have a coefficient of slip of 0.5 at a minimum (ASTM D2047-82). Furthermore, it would be desirable for the floor finish to be free of phthalates.

2.14.2.30.7 Floor Restorer

Floor restorers shall be compatible with the floor finish and capable of maintaining the appearance of the floor finish for a minimum of one year before stripping is required. The floor restorer shall be water-based, metal-free (shall not contain zinc or other metal cross-linked polymers), and have a coefficient of slip of 0.5 at a minimum (ASTM D2047-82). Furthermore, it would be desirable for the floor finish to be free of phthalates and fragrance.

2.14.2.30.8 Floor Stripper

The floor stripper shall effectively remove the floor finish and restorer. It shall be low odor, shall not contain ammonia, and have a maximum VOC level of 1.0%. Furthermore, it is desirable to have a pH that is closer to neutral (the 12.0 to 13.0 range would be desirable, as compared to 13.5 to 14.0) and not contain 2-butoxyethanol.

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2.14.2.30.9 Hand Soap

Hand soap shall be high quality, mild to the skin, non-irritating and shall not contain an antimicrobial agent, other than that which is necessary as a preservative for the product. It is desirable for the product to be bio-based (developed from rapidly renewable natural resources such as coconut oil or corn starch) as compared to synthetic detergents derived from non-renewable resources (petroleum).

2.14.2.30.10 Carpet Cleaner (Bonnet and Extraction Cleaner)

Carpet cleaners shall be water-based and exhibit a VOC level less than 1%. It is desirable that the carpet cleaner have minimal odor and/or added fragrance. Furthermore, it is desirable that the carpet cleaner meet the basic requirements of Green Seal's Standard for Industrial and Institutional Cleaners (GS-37). The products do not need to be Green Seal Certified if the manufacturer can demonstrate through independent testing data that the product meets the health, safety, environmental and performance criteria set forth by GS-37. Information on GS-37 can be found at www.greenseal.org/standards/industrialcleaners.htm

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2.14.2.30.11 Miscellaneous Cleaning And Maintenance Products Not Listed Elsewhere

Cleaning and maintenance products that are not otherwise listed should meet the VOC requirements as set forth by the California Air Resources Board for the appropriate product category. Information can be found at www.arb.ca.gov/consprod/regs/cpreg.pdf. It is the intent to minimize volatile organic compounds (VOCs), fragrances, and other chemicals that may volatilize and affect those with respiratory and other health conditions. It is desirable to use water-based compounds.

2.14.2.30.12 Toilet Tissue

Toilet tissue shall be of adequate softness and shall meet the minimum recycled content requirements set forth in the Comprehensive Procurement Guidelines for this category. Furthermore, it is desirable to use toilet tissue that is manufactured “process chlorine free.” In addition, it is desirable that the paper be dispensed from large rolls, using dispensers that are capable of holding two rolls of paper simultaneously, and which limit the amount of paper being dispensed. Information on the Comprehensive Procurement Guidelines can be found at www.epa.gov/cpg/products/tissue.htm

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2.14.2.30.13 Paper Hand Towels

Paper hand towels shall meet the minimum recycled content requirements set forth in the Comprehensive Procurement Guidelines for this category. Furthermore, it is desirable to use paper hand towels that are manufactured “process chlorine free.” In addition, it is desirable that the paper be dispensed from large rolls, using hands-free dispensers, and which limit the amount of paper being dispensed. Information on the Comprehensive Procurement Guidelines can be found at www.epa.gov/cpg/products/tissue.htm

2.14.2.30.14 Facial Tissue

Facial tissues shall be of adequate softness and shall meet the minimum recycled content requirements set forth in the Comprehensive Procurement Guidelines for this category. Furthermore, it is desirable to use facial tissue that is manufactured “process chlorine free.” Information on the Comprehensive Procurement Guidelines can be found at www.epa.gov/cpg/products/tissue.htm

2.14.2.30.15 Industrial Wipes

In the event that the contractor chooses to use paper industrial wipes, as opposed to rags or micro-fiber cloths, the paper industrial wipes shall meet the minimum recycled content requirements set forth in the Comprehensive Procurement Guidelines for this category. Furthermore, it is desirable to use industrial wipes that are manufactured “process chlorine free.” Information on the Comprehensive Procurement Guidelines can be found at www.epa.gov/cpg/products/tissue.htm

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2.14.2.30.16 Plastic Trash Can Liners

Plastic trash can liners will be of sufficient thickness such that a single bag will be strong enough to serve its purpose without tearing. Furthermore, the trash can liners shall meet the minimum recycled content requirements set forth in the Comprehensive Procurement Guidelines for this category. Information on the Comprehensive Procurement Guidelines can be found at www.epa.gov/cpg/products/trashbag.htm

2.14.2.30.17 Vacuum Cleaners

Vacuum cleaners including upright, canister, and backpack vacuums, shall meet the requirements of the Carpet & Rug Institute's "Green Label Program". Information on the Carpet & Rug Institute's program can be found at www.carpet-rug.com

2.14.2.30.18 High Speed Burnishing Machines

High speed burnishing machines shall be equipped with "active" vacuum attachments to capture particles during the burnishing operation.

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2.14.2.30.19 Hazardous Material

Respondents are reminded that, where applicable, they are required to furnish copies of the Materials Safety Data Sheets (MSDS) pertinent to the product(s) offered in conjunction with the services provided during the course of the contract resulting from this RFP. The Prime Contractor or its subcontractor shall be required to provide, prior to service, MSDS to the CSM for all applicable products to be used. All hazardous materials containers must have warning notices affixed as described by law.

2.14.2.31 **ROUTINE SUB-CONTRACT WORK (RSCW)**

Within Thirty (30) days prior to the Contract Start Date, the awarded contractor must provide a Snow Removal Plan to the City which will include an inventory of the equipment to be used in the snow removal services.

SNOW REMOVAL – RSCW 1

2.14.2.31.1 General Requirements

Contractor shall thoroughly familiarize himself/herself with all of the physical constraints of the sites by visiting each location, observing elevated and sunken plazas, building aprons, steps sidewalks, and the restricted weight and vehicle limitations and restricted spaces requiring lifting of snow.

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2.14.2.31.2

The responsibilities of the Custodial Contractor relative to this service include, but are not limited to:

- Providing all snow and ice removal treatment throughout all affected areas of the facilities and as specified hererin, under subcontract:
- Providing all management and quality control supervision of the snow removal subcontract: by conducting operation tours; tracking and controlling service calls; creating plan of attack and problem solving for special situations/projects; monitoring application of snow/ice melting treatments; inspecting and controlling subcontractor's staff, equipment; controlling safety programs; and responding to initiatives recommended by the CSM.
- Providing a written Snow Removal Plan, to detail the Custodial Contractor's approach to various conditions of snow and ice emergencies. The plan shall include procedures for selectively closing stairs and sidewalks with the express approval of the CSM. Present the plan in detailed written form, and obtain approval by the CSM.
- Proactively recommending changes to the Snow Removal Plan, during the contract year, based on experience gained and lessons learned.

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2.14.2.31.3 Custodial Contractor’s work, if any, under this section, including on site Administration, directions, and coordination is part of the basic services of the Custodial Contract, and is therefore not billable.

2.14.2.31.4 The Custodial Contractor shall, through his/her Subcontractor, provide all labor, material, and equipment necessary to provide the below described snow removal, sand treatment, and ice/frozen precipitation removal, complete and entire.

2.14.2.31.4.1 Potassium Chloride or Magnesium Chloride shall be used as the melting agent for snow on ice covered surfaces. Under no circumstances shall product be used for the purpose of melting ice and snow in lieu of cleaning it.

2.14.2.31.5 The frequency of the Sub-Contractor’s service shall be equal to the frequency required to maintain hazard free conditions at all times with free and easy access; both during the storm and after the storm.

2.14.2.31.6 Custodial Contractor must ensure that the following services are carried out:

- Maintaining a weather watch service. Arranging to have equipment and personnel on call for snow removal. Maintaining a facility surveillance for the purpose of determining sidewalk, driveway and parking lot conditions, prior to facility shift changes;

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- Removal of snow and/or ice shall begin as soon as the grounds are coated with precipitation.
- Maintaining all Facility sidewalks, driveways, loading docks, plaza areas, steps and doorways, clear of snow and free from ice and/or frozen precipitation. Maintaining all such space hazard free at all times, including holidays, weekends, days and evenings, whether the buildings are in normal occupied operation, or in unoccupied operation;

2.14.2.32 **WINDOW WASHING – ROUTINE SUB-CONTRACT WORK (RSCW-2)**

2.14.2.32.1 General Requirements

Contractor shall thoroughly examine and confirm, in detail, all site conditions which affect the work. Some facilities may not have built-in provisions to accommodate exterior window washing rigging.

2.14.2.32.2 The responsibilities of the Custodial Contractor relative to window washing include, but are not limited to:

- Providing all interior and exterior window washing, complete as specified herein under a defined Subcontractor.

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- Providing all management and quality control supervision of and taking full responsibility for the subcontract: by conducting operational tours; tracking and controlling all site visits; creating plans of attack and problem solving for special situations/projects, safety procedures, and overall compliance of the Subcontractor with the project objectives;
- Preparing a scheduling plan to complete exterior and interior window washing one time per year. Review schedule and request approval for the CSM. Schedule shall include a breakdown of crew activities, times, locations, and safety procedures.
- As a part of a window cleaning plan, define the methods, sequences, materials, type of equipment and supplies to be utilized;

2.14.2.32.3

Specific Requirements

- The Subcontractor shall be a bona fide provider of window washing services and must follow all regulations for window cleaning as prescribed by the Commonwealth of Pennsylvania, Department of Labor and Industry; and conform to the American Standard Safety Code for Window Cleaning, ASA A39.1;

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- Work shall be performed during the normal business hours in effect at each of the buildings. Perform exterior and interior window cleaning in non-public areas between 8:00 a.m. and 5:00 p.m., Monday through Friday, in coordination with facility restrictions set by the CSM. Perform interior window cleaning in public spaces during hours to be approved by the CSM.
- Furnish all labor, materials and equipment required to perform the work. Wide latitude shall be permitted in the selections of cleaning materials and equipment, provided that these will have no deleterious effects on: the windows; UV film and/or window tint; window frames or adjacent portions of the building with which they come in contact; or on personnel in the same general area. Provide a listing of proposed cleaning materials with their appropriate MSDS, for review and approval by the CSM prior to the commencement of work. Products used for glass cleaning shall meet the requirements of Green Seal's Standard for Industrial and Institutional Cleaners (GS-37). The products do not need to be Green Seal-certified if the manufacturer can demonstrate through independent testing data that the product meets the health, safety, environmental, and performance criteria set forth by GS-37. Information on GS-37 can be found at www.greenseal.org/standards/industrialcleaners.htm. Products producing irritating fumes in the condition of use shall not be employed; nor shall flammable solvents be used;

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- Exterior washing shall not be done during inclement weather.

- Protect all adjacent areas and equipment (such as room finishes, blinds and draperies) to guard against damage. Promptly remove window washing excess water from the windows and all adjacent areas;

2.14.2.32.4

The Custodial Contractor shall take full responsibility for any damage to: finishes (window blinds, shades, draperies, wall paper); furnishings; and/or window frames, as a result of the labor and cleaning materials provided in the exterior/interior window washing work. Take responsibility for any scuffing damage created by the subcontractor's window washing equipment, personnel, and/or agents. Immediately repair any and all damages to finished, replace any equipment irreparably damaged by this work, all at no cost to the City.

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2.14.2.33 LANDSCAPING ROUTINE SUB CONTRACTED WORK (RSCW3)

- 2.14.2.33.1 Contractor shall thoroughly familiarize himself/herself with all site conditions, which affect the work. In addition, Contractor must employ "xeriscaping" methods, which emphasize use of native species and natural maintenance methods, and Integrated Pest Management for control of weeds and pests. An Integrated Pest Management Plan should be developed that employs primarily non-chemical methods of pest control or nutrient balance, including biological, mechanical, and ecological grounds management techniques. Chemical methods are to be used only when necessary after these alternative techniques are tried; chemicals must be applied properly, according to directions, and under appropriate conditions (not on rainy or windy days, for example) and times of year. Generous use of native species should help minimize application of both fertilizer and chemical pest controls.
- 2.14.2.33.2 Provide all labor, materials, equipment, supplies and services for landscaping at Facilities.
- 2.14.2.33.3 Mow areas containing a majority of fine textured turf species at regular intervals at a height of no less than two (2) inches and no more than three (3) inches after being cut.
- 2.14.2.33.4 Mow, trim and edge all lawn areas as needed, including whacking, based on twenty-four (24) cuts per season, approximately weekly. Remove all excess clippings.

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- 2.14.2.33.5 Cut turf along all parking areas, driveways and sidewalks with a mechanical edger producing a well-defined edge two (2) times per season. Remove all debris (clippings, dirt, sod, stones, etc.) from paved areas.
- 2.14.2.33.6 Fertilize all lawn areas three (3) times per year (late spring, fall and late fall) to obtain four pounds of actual nitrogen per thousand square feet per year. A similar level of fertilizer should be applied to shrubs and trees (equivalent to about a handful of commercial fertilizer spread around the base of each small tree), except that native species may not need this amendment unless soil is extremely poor (see also 2.14.2.33.12 below).
- 2.14.2.33.7 If necessary, apply broad leaf weed control to all lawn areas twice a year, in the spring and fall. Any weed control product to be used is subject to prior approval by the CSM.
- 2.14.2.33.8 If necessary, apply pre-emergent crabgrass control. Material to be applied in early spring, based on soil temperatures. Any crabgrass control product to be used is subject to prior approval by the CSM.
- 2.14.2.33.9 Seasonal Clean-Ups: Tree, Shrub and Groundcover Bed Areas. Bed areas are those areas specifically prepared for tree, shrub, flower and/or non-turf groundcover growth. Bed areas are either covered by mulch or are cultivated top-soil areas. Debris should be deposited into a compost pile established for this purpose and the materials reused where possible.

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- Each Spring, Contractor shall edge all beds, remove all weeds, clean existing plants of debris and dead branches;
- Each Spring, mulch all beds with double shredded pine bark mulch in amounts sufficient to provide two to three inches of new mulch;
- Each Spring, generally clean up entire grounds and remove all dead plant material, large limbs, paper and trash;
- Each Fall, clear all lawns, beds streets, curbs, walkways and parking areas of leaves, broken branches, litter and any other assorted debris. This work is to be done twice, at the direction of the CSM.
- Each Fall, mulch all beds as needed (generally about an inch more) to protect plantings for winter.

2.14.2.33.10 Bed Weed Control. If necessary, apply pre-emergent weed control, per label instructions, as needed, but no less than one (1) time per year. Any weed control product to be used is subject to prior approval by the CSM.

2.14.2.33.11 Trimming, Pruning, and General Tree, Shrub and Groundcover Care. Trim and prune all ornamental trees, shrubs and ground covers.

- Trimming consists of removal of excessive seasonal growth to all hedge rows, sheared material and annuals. Perform trimming at a minimum of two (2) times per year;

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- Pruning consists of: removal of winter kill and dead and crossing branches; rejuvenative pruning to encourage new branching from the base of deciduous shrubs; removal of excess suckering shoot growth from base of trees' removal of weakened insect infested and diseased or damage wood;
- Resoil, wrap and straighten trees and shrubs as required.

- 2.14.2.33.12 Tree and Shrub Fertilizing and Spraying. If necessary, fertilize trees and shrubs in the Spring and Fall. If necessary, spray all trees and shrubs, as required, to control fungus and insect infestation and disease or damage at least three (3) times per year. Any such spray product to be used is subject to prior approval by the CSM. Apply one application of dormant oil spray to all evergreen trees in the Spring.
- 2.14.2.33.13 Water exterior plants, as required.
- 2.14.2.33.14 Interior Plant Care. Water plants in public areas, as required to insure that plants are neither under- nor over-watered. Trim and remove dead flowers and leaves from plants. Report to CSM any observable interior plant problems, such as bugs or other problems.
- 2.14.2.33.15 Review, report on and make recommendations to the CSM relative to the need to replace greenery. Replacement labor and materials when approved by the CSM will be funded under the Project Work Account (PWA) beyond basic services of the Landscaping Subcontract.

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SECTION 3: BID EVALUATION AND AWARD

3.1 EVALUATION:

The award of the contract to the successful bidder will take place in three stages.

3.1.1 Qualification Stage:

3.1.1.1 The qualification information furnished by the bidders in accordance with Sections 1.15 through 1.15.8 will be received by the City of Philadelphia Procurement Department for determination as to bidder's ability to perform the scope of services listed.

3.1.1.2 The City may require bidders to briefly discuss or clarify their submission.

3.1.1.3 The Procurement Department and Department of Public Property shall evaluate all on-time submissions.

3.1.1.4 The City shall not be liable for any costs associated with the development, preparation, transmittal or presentation of any information or material submitted in response to this qualification information request. All information/material submitted becomes the sole property of the City and will be retained, returned, or destroyed at the City's discretion.

3.1.1.5 Reservation of Rights

The City reserve and may exercise the following rights and options with respect to the qualification process:

3.1.1.5.1 To qualify one (1) or more bidders

3.1.1.5.2 To reject any and all qualification information received pursuant to this request.

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- 3.1.1.5.3 To supplement, amend, substitute or otherwise modify the qualification information request at any time prior to bidder qualification and to cancel this process with or without another qualification process or to extend the submittal date and request additional qualification; information prior to final determination of bidders eligible for award.
- 3.1.1.5.4 To request additional qualification: Information (including information inadvertently omitted) and to conduct investigations with respect to the qualifications of each bidder submitting qualification information.
- 3.1.1.5.5 To expressly waive any defect or technicality in the qualification information received.
- 3.1.1.5.6 All bidders submitting qualification information will be informed in writing of the City's decision.
- A. If a bidder's qualification information is determined to be non-responsive per the requirements of this bid, the bidder will be disqualified. Disqualification for non-responsiveness is final in the sole judgment and discretion of the City.
 - B. Bidders disqualified for reasons of responsibility who wish to appeal the decision must do so within two (2) business days of receipt of notification by the City.

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3.1.1.5.7 Only those bidders determined qualified will be eligible for award. Bid packages from disqualified bidders will not be opened and will be returned unopened to the address specified in Section 1.13.

3.1.1.5.8 The City reserves the right to make site inspections of the contractor's facility, whether announced or unannounced prior to the award of this Invitation and Bid and during the life of the contract.

3.1.2 **Bid Evaluation Stage:**

Notification of the Bid Opening date shall be announced once the City has completed its review of the Bidder Qualification Stage.

Bids will then be opened and evaluated only from those bidders who have been accepted under Paragraph 3.1.1, Qualification Stage.

3.1.2.1 Bids will be evaluated by the Procurement Department and the Department of Public Property.

3.1.2.2 Bids will be evaluated for responsiveness to the bid specifications and for responsibility of the bidders.

3.1.2.3 Bids which are determined to be non-responsive for reasons of:

- (i) improper bid security
- (ii) improper bid execution
- (iii) incompleteness
- (iv) offering counter terms and conditions
- (v) improper or incomplete execution of OEO documents (if applicable)

may be disqualified by the City without notice to the bidder. The decision of the City is Final and is in the Sole Judgement and Discretion of the City.

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3.2 AWARD

3.2.1 The award will be made as a whole to that responsive and responsible bidder who is in compliance with all requirements of this Invitation and Bid and whose Basis of Award Total to the City (as determined by Procurement) is the lowest. Reference is made to Section 5.2 for the Basis of Award Evaluation

3.2.1.1 **Pre-Award Meeting**

A Mandatory Pre-Award Meeting will be held **after** the opening and **prior** to award with the apparent low bidder who meets the requirements of this Invitation and Bid. This meeting will be held to ensure that the vendor is prepared to meet all of the service and equipment requirements as outlined in this Invitation and Bid.

3.2.2 **Resume Submittal**

Prior to the commencement of any work, the awarded bidder shall provide the name of the Project Manager and Shift Supervisors for approval by Public Property. The list shall include training and experience credentials of each.

3.2.2.1 **Project Manager/Shift Supervisors**

These individuals must have experience in supervising projects of similar size and scope; and must be experienced in planning and handling multiple tasks and processing the reports and documentation required for this contract.

The supervisors must be experienced in the direction and control of operational employees.

3.2.3 In addition, the successful bidder must submit to the City, copies of all background and credential information for all of the bidder's personnel working on this contract, prior to the start date of the contract.

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3.2.4 **LBE Calculation:**

If the 5 % local bid preference is applicable, the total bid price or total section price of the certified Local Business Entity (LBE) will be multiplied by .95 and rounded to the second decimal place. The adjusted bid price of the LBE will then be used in determining the lowest responsive and responsible bidder. If any section of the bid is awarded by line item, the 5% local bid preference will not apply to that section.

Unless the Procurement Commissioner determines not to grant a preference for the reasons stated in subsection b., of the LBE Regulation, an LBE, whose bid is otherwise responsive and responsible and who has submitted the information required above, shall be granted a five percent bid preference on competitive bid(s) awards that are over \$30,000.00 and awarded as a whole or by section.

3.2.5 **Performance Security:**

If the total award amount exceeds \$500,000, the Master Performance Security does not apply. Upon notification of award, the City will require the successful vendor to provide an individual Performance Bond in the amount of 100% of the contract award as specified in the Letter of Award. For any subsequent renewal periods, sections 1.3.1 and 1.3.2 shall apply.

3.2.6 The Successor\Contractor must comply with the **“Protection of Displaced Contract Workers” Law, Section 9-2300 of the Philadelphia Code** requiring the Successor Contractor, among other things, to retain certain Non-Management Employees for a Ninety Day Period.

3.2.7 **City of Philadelphia-Business, Corporate and Slavery Era Insurance Disclosure**

In accordance with Section 17-104 of The Philadelphia Code, the Bidder, after execution of this Contract, will complete an affidavit certifying and representing that the Bidder (including any parent company, subsidiary, exclusive distributor or company affiliated with Bidder) has searched any and all records of the Bidder or any predecessor business entity regarding records of investments or profits from slavery or slaveholder insurance policies during the slavery era. The names of any slaves or slaveholders described in those records must be disclosed in the affidavit.

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The Bidder expressly understands and agrees that any false certification or representation in connection with this Paragraph and/or any failure to comply with the provisions of this Paragraph shall constitute a substantial breach of this Contract entitling the City to all rights and remedies provided in this Contract or otherwise available in law (including, but not limited to, Section 17-104 of the Philadelphia Code) or equity and the contract will be deemed voidable. In addition, it is understood that false certification or representation is subject to prosecution under Title 18 Pa.C.S.A. Section 4904.

3.2.7 **INSURANCE:**

Insurance is a requirement for this bid in accordance with Paragraph 15 of the “Terms and Conditions of Bidding and Contract”. No contract will be executed nor purchase order issued unless and until all required insurance certificates, in the amount, are received. **All insurance MUST meet the following requirements:**

- Insured must be in the same name and address as the Bidder
- The insurance carrier must be rated “A” or better by AM Best
- The certificate holder must be the City of Philadelphia, and specifically named as an additional insured on the certificate in the "Description of Operations section".
- Certificate must be signed by an authorized representative of the insurance company/carrier

All certificates are to be sent to the Office of Risk Management, One Parkway, 1515 Arch Street, 14th Floor, Philadelphia, PA 19102, Attn. Debbie Lawton or FAX to (215) 683-1705.

SECTION 4: CONTRACT MANAGEMENT

4.1 CITY OF PHILADELPHIA RESPONSIBILITY

4.1.1 Upon award, the Procurement Department shall apply the Department of Public Property’s Requisition against the contract and issue a Purchase Order.

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4.1.2 The Department of Public Property is responsible for monitoring the services and/or products delivered as described in the contract. If any problems arise, a letter should be sent to the vendor requesting resolution by a specified date. A copy should be sent to the buyer. If vendor does not resolve the breach of contract by the requested date, the matter should be turned over to the buyer.

4.1.3 **Additions Or Changes To Contract Work**

The City, at its discretion, may add to or delete from the work schedule, or obtain supplies, only by notification, in writing, to the successful bidder from an authorized representative of the City. For any additional work which is not covered by the contract, the successful bidder must submit a written cost estimate showing a breakdown of labor, materials and equipment.

At the City's discretion, however, the successful bidder's personnel shall be assigned to deal with emergency situations on site or off-site that is part of their normal business day duties.

4.1.3.1 In the event that the City deletes permanently or temporarily any work areas covered under this specification, payment to the successful bidder will be **decreased** by the **number of square footage** involved **times** the **quoted price per square foot for the affected area.**

4.1.4 **INVOICES**

Invoices shall be processed for payment once per month after performance and acceptance of the service by the City.

4.2 **VENDOR RESPONSIBILITY**

4.2.1 Contractor may perform only after receipt of a purchase order or other authorizing document from the Procurement Department. All orders must be in writing. Contractor shall not accept any verbal request to perform service.

4.2.2 Contractor may provide only services that have been incorporated into the contract at the prices quoted and are reflected on a purchase order; or an advice of change to a purchase order. (An advice of change to a purchase order is issued whenever the items, unit prices total amount or terms and conditions change from the original purchase order.)

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- 4.2.3 Contractor may perform up to the limit of the purchase order for the period covered. Contractors are required to carefully monitor obligations against purchase orders and inform departments of anticipated shortfalls.
- 4.2.4 In the event that the Contractor receives a request for services not specifically priced and incorporated into the contract, they must:
- (i) bring this to the immediate attention of the Procurement Department and;
 - (ii) notify Public Property in writing and refuse to perform.
- 4.2.5 Should services be performed that are not specifically incorporated and priced into the contract, and/or be provided without a purchase order, the City shall have no obligation for payment.
- 4.2.6 For performance of services, contractor shall honor and be paid for orders placed up to the close of business of the expiration date of the purchase order. Performance of services may occur following that date so long as the order was placed prior to the purchase order expiration date.
- 4.2.7 **VIOLATION OF CONTRACT**
- Any occurrences, incidents, deficiencies, violations or omissions of the work delineated in this Invitation and Bid shall be defined by the City as a violation of the contract by the Contractor. These deficiencies shall not be limited to those listed in the below paragraphs:
- (a) Abandonment of the work assigned or if the time schedule as defined between the Contract Manager and the Contractor prior to the initiation of work is exceeded or negligence or failure to prosecute the work with promptness and diligence,
 - (b) Refusal and negligence to furnish and supply sufficient/properly skilled workmen, equipment and materials;

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- (c) Improperly, carelessly execution of any of the work or to conduct their services in bad faith, shall constitute default in the performance of the contract. The Contract Manager may notify the contractor in writing to remedy these deficiencies and require the contractor to comply with the terms, conditions and provisions of the contract.

The above general defined deficiencies or incidents are defined as any deficiency in work performance or failure to comply with the specifications of the contract on a per occurrence basis.

- 4.2.7.1 If the said notification be without effect three working days after delivery thereof, or twenty-four (24) hours when, in the opinion of the Contract Manager, immediate action is necessary to safeguard life or property, then and in that event the Contract Manager shall notify the Procurement Commissioner who shall have the right to declare the contractor in default and to notify the Contractor to discontinue the work or any part thereof under the contract, and to call upon the surety to complete the same through agencies which meet the approval of the Procurement Commissioner and, in the opinion of said Procurement Commissioner have qualifications equal to those required of the original Contractor.

If the Surety fail to take up and prosecute the work by means of such approved agencies within ten (10) working days (or within twenty-four (24) hours when in the opinion of the Procurement Commission shall have the right to declare the Surety in default and, at his option:

- (a) To terminate the work under the contract, to maintain conditions, to obtain bids (if circumstances will allow) for all or any portion of the work, and to enter into a new contract the work of the original contract; or

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(b) In case of an emergency, including but not limited to, danger to life or property, or serious interference with traffic, to terminate the work under the contract, and to then and there secure in open market, from any person or party, at the then current market prices the materials of the quality required, the necessary workmen and mechanics, and the required equipment to carry forward the said work and complete the contract.

4.2.7.2 Upon default by the Contractor as herein above set forth, all moneys due the contractor upon estimates, retained percentage or otherwise, materials delivered, materials built into the work, and the Contractor's plant (including tools, appliances, and equipment on the premises intended for use in the performance of contract), shall upon such default become the property of the City for use in the completion of the work, and resort shall be had thereto by the City to the extent necessary to maintain and complete the work and reimburse the City for its outlays and expenditures in the premises.

4.2.7.3 In case of such default by the Contractor, the remedies herein provided shall be in addition to and not in substitution of the rights and remedies which would otherwise be vested in the City, all of which rights and remedies are specifically reserved to the City. The failure of the City to exercise any of the remedies herein provided shall not preclude the resort to any other appropriate remedy.

4.2.7.4 The use of specific remedies herein provided shall not prevent subsequent or concurrent resort to any other remedy which by law or equity would be vested in the City for the recovery of damages or otherwise, in the event of default by the Contractor.

4.2.7.5 Contractor and his surety shall pay to the City on demand, all loss, expense, cost or damage suffered or incurred by it by reason of any default.

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4.2.8 **Liquidated Damages:**

Failure to complete scheduled work or work performed in an unsatisfactory manner, and/or having less than the minimum staffing level, will be subject to a credit assessment and/or non-payment for work not performed as specified. Credit assessments shall be in the amount of four hundred fifty dollars (\$450.00) per each occurrence per day and/or for each employee below the minimum staffing. The credit assessments shall be deducted from the successful bidder's monthly bill. The successful bidder will receive written notification of non-performance and/or failure to provide minimum staff by the Department of Public Property and shall clearly note deductions on invoice submittals. Repeated acts or omissions which result in non-payment or credit assessments under this paragraph or any other provision of this contract shall be sufficient cause for the City, at its option, to declare contractor in default and exercise all available rights and remedies.

- 4.2.8.1 In the event of any of the occurrences below, events or omissions, the City shall impose an additional charge upon the vendor, liquidated damages of \$425.00 for each event, incident or omission per day until such actions are remedied by the vendor:
- (i) Failure to provide all equipment, materials and parts necessary for the performance of the work.
 - (ii) Use or possession of alcoholic beverages, drugs or weapons of any nature.
 - (iii) Failure to provide new employees with uniforms and ID prior to starting work.
 - (iv) Blockage and/or untidiness of the Storage Area.
 - (v) Any other violations or omissions of the terms of the contract as determined by the Contract Manager.
 - (vi) Failure to meet and maintain staffing requirements as set forth in this Invitation and Bid.

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4.2.8.2 Nothing in the above section shall be deemed to limit the City's rights or remedies in the event the City's actual damage exceeds the amount withheld from the billing. Repeated events or omissions as described above shall be sufficient cause for the City, at its option, to declare vendor in default and exercise all available rights and remedies available under the law. The City's failure at any time to enforce the provisions of this section shall in no way affect the City's right to enforce this provision for subsequent events. The City/using agency shall notify the vendor in writing on a monthly basis of said liquidated damages imposed on vendor; all assessments of liquidated damages must also be reported, in writing, to the Procurement dept. Buyer as they occur.

4.2.8.3 In the event of assessment of liquidated damages, if the vendor feels that extenuating circumstances contributed to the occurrence, a request for a waiver on the liquidated damages may be appealed in writing, within 30 days to the using agency and the Procurement Department who shall be the final arbiter in such matters.

4.2.9 **Invoicing:**

4.2.9.1 Invoices submitted against purchase orders shall be processed for payment once per month upon the City's acceptance and approval of the services performed. The City's standard payment cycle is 45-60 days after receipt and processing of the invoices by Public Property.

4.2.9.2 The successful bidder shall submit a fully itemized invoice in triplicate, one (1) original and two (2) copies, priced in accordance with the contract to the Department of Public Property. Supporting documentation is required which will include, but not be limited to, certified payroll records, time sheets and copies of the time cards for the custodial employees, supervisors and Project Manager.

4.2.9.3 The invoice must correctly reference the contract number, vendor name, address and Federal Employer Identification Number.

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- 4.2.9.4 The invoice must show the quantity and type of item or service and the price.
- 4.2.9.5 The unit of purchase on the invoice must agree with the unit cited on the contract. Reference to the specific line item is helpful.
- 4.2.9.6 If this information is not on the invoice, Public Property will return it to the successful bidder in which case your payment may be delayed.
- 4.2.9.7 If additional documentation is required, the successful bidder will be notified in writing by the City's Contract Manager. Invoices will not be processed without the required supporting documentation.

4.2.10 **PAYMENTS**

The City attempts to process invoices in a timely manner. Delays can occur because of incomplete or inaccurate invoicing information. Please make sure that all invoices contain the information outlined in Paragraph 4.2.9 above.

- 4.2.10.1 Paying the successful vendor is the responsibility of the receiving City Department(s), not the Procurement Department. The successful vendor should bring any problems concerning payments to the attention of the appropriate City receiving department. The name and number of the contact person can generally be found on the purchase order.
- 4.2.10.2 Checks will only be made payable to the company name as shown on the purchase order; the invoice must reflect this same company name as the "pay to."

4.2.11 **Prevailing Wage Provisions.** The contract awarded under these specifications is subject to all provisions of Section 17-107 of the Philadelphia Code entitled Contractors: Labor-Management Relationships.” It is also subject to all regulations and procedures adopted there under.

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- a. All employees performing work under the contract shall be paid at least the applicable wages for the respective occupational classification(s) designated, as set forth in the wage schedule attached; and in addition, be given at least the applicable current prevailing working conditions during the entire period of work under the contract. Such working conditions are those which are given to employees pursuant to a bona fide collective bargaining agreement for the applicable craft, trade, or industry in the Philadelphia area on the date these specifications are issued.
- b. City may withhold from any sums due to the contractor under each contract so much as may be necessary to pay the employees the difference between wages required to be paid thereby and the wages actually paid to such employees, and the City may make such payments directly to the appropriate employees.
- c. Each contractor shall require all subcontractors to comply with and be bound by all of the provisions of this section of the contract & Section 17-107 of the Philadelphia Code.
- d. Every contractor and subcontractor shall keep an accurate record showing the name, address, occupational classification, wages and other benefits paid or provided and number of hours worked for each employee assigned to city-work, and such record shall be preserved for two (2) years from the date of payment. The contractor shall make his employment and accounting records available for inspection by authorized representatives of the MDO, Labor Standards Unit, at all reasonable hours, and shall permit such representatives to interview employees during working hours on the job.
- e. All contractors and subcontractors performing city-work shall automatically file with the MDO, Labor Standards Unit, a certified statement setting forth the name, address, occupational classification, wages and other benefits paid or provided and number of hours worked with respect to each employee performing city-work. Such statement shall be made weekly for each preceding weekly period.

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The certification shall affirm that the statement is correct and complete, that the wages set forth therein are not less than those required by the contract for city-work and that the occupational classification set forth for each employee conforms with the work he performed.

- f. Nothing herein shall preclude the payment by the contractor of wages at rates higher than those specified as the minimum in the applicable attached schedule. However, no increases in any contract price shall be allowed or authorized on account of the payment of wages in excess of those so specified or on account of wage increases granted hereafter. No increases above the amounts specified in the applicable attached schedule will be required by any contract during the term thereof except in the case of an error or omission in such schedule.

Such an error or omission shall be called to the attention of the MDO, Labor Standards Unit, as promptly as possible; but the remedying thereof by the Department shall not constitute grounds for withdrawal of a bid or cancellation of a contract, nor for an increase in the contract price or other claim or recovery against the City nor a ground for failure or refusal to pay the applicable proper minimum to all employees.

- g. The minimum wages required hereby shall be paid unconditionally without any subsequent deduction or rebate of any kind except in accordance with prevailing payroll deduction practices. Any assignment of wages by an employee for the direct or indirect benefit of the contractor shall constitute a violation of this section; and any purported release of rights hereunder by an employee shall be void and of no effect.
- h. It is the responsibility of all bidders and contractors to inform themselves of all prevailing working conditions, including, without limitation, proper classifications, length of workday and work week, overtime compensation, and holiday and vacation rights. All questions shall be referred to the Procurement Department's Public Information Unit (215)686-4720/21.

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CITY OF PHILADELPHIA

PREVAILING WAGE RATE SCHEDULE

FOR

CUSTODIAL SERVICES FOR CITY HALL

01/01/13- 03/31/13	04/01/13- 10/31/13	11/01/13- 03/31/14	04/01/14- 10/31/14	11/01/14- 03/31/15	04/01/15- 10/31/15
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BASE:	\$15.75	\$16.41	\$16.41	\$16.74	\$16.74	\$17.07
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FRINGE:	\$6.99	\$6.99	\$7.32	\$7.32	\$7.88	\$7.88
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Notes of Interest:

- (1) On all overtime hours, fringe benefits will be paid at the Straight (base) rate only.
- (2) Contractors are advised to contact the Philadelphia Procurement Department with any questions regarding job classifications, prevailing wage rates, fringe benefits and area working conditions.
- (3) The Prevailing Wage Rate Schedule for future dates (After 10/31/15) cannot be determined as of the time of the Bid Opening date for Invitation and Bid No. S3Z58410. The City of Philadelphia Labor Standards will announce the Prevailing Wage Rate Schedule for future dates as they become available.

**Philadelphia Procurement Department
Municipal Services Building
1401 JFK Boulevard - 1st Floor
Philadelphia, PA 19102 - 1670
Telephone Number: (215) 686-4720 / 21
Fax Number: (215) 686-4767**

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4.2.12 **PRICE INCREASE/DECREASE**

Contractor shall provide services at the prices set forth in Section 5 for the period **06/01/2013 through 05/31/2014**; thereafter, the contract may be renewed under the terms and conditions of this agreement at the sole option of the City on an annual basis for up to three (3) additional one (1) year period(s). Contractor may increase prices for future renewal periods provided that:

Notice of price increases must be received, in writing, by the City at least sixty (60) days prior to the expiration of each contract period in order for price increase to be effective as of the first day of the renewal period. Price increase letter shall be sent to the Buyer in Room 120 Municipal Services Building, 1401 JFK Blvd., Philadelphia, PA 19102, referencing bid number, contract number, period and showing item (s), description and applicable pricing.

Failure to notify the City within this sixty (60) day time frame shall result in the following:

the effective date of the price increase shall be sixty (60) days from the receipt of the price increase letter by the City;

or

if the letter is not received before the last day of the contract period, the prices for the renewal period shall be the same as the prices for the previous contract period.

For each renewal period the price increase and/or decrease shall be based upon the **percent (%) change** in the Index for All Urban Consumers – Philadelphia of the Consumer Price Index (All Items) as published by the U.S. Department of Labor, Bureau of Labor Statistics and as indicated by the Mid-Atlantic CPI Announcement for February of the **applicable year of the renewal.**

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For billing purposes in renewal periods, the then current contract prices will be used to calculate price increase with a sum consisting of then current pricing multiplied by the increase in the CPI for the preceding February to February period. A cap of 5% is hereby established as the maximum annual cost increase.

During the term of the contract resulting from this Invitation and Bid, to include any renewal periods, if applicable, it is agreed that any and all Collective Bargaining Agreements between the vendor and the Union(s) are independent of the City's contract. The City will not be responsible or obligated in any way to revise compensation or any other aspect of its contract with the vendor to accommodate a Collective Bargaining Agreement.

4.2.13 **Cooperation/Operation With Other Contractors**

The contractor shall cooperate/operate with any other contractors on concurrent work that may be on or adjacent to this work, and shall afford reasonable facilities and access to them. The Contract Manager will decide any matters in dispute as to the performance of the work, including access to the site and priority of performance on either side of the division line between contiguous contract sections.

4.2.14 At the conclusion of this contract, Contractor agrees to cooperate with any incoming vendor on a transition plan to ensure an orderly changeover of responsibilities.

4.3 **PARTNERING INITIATIVE**

The City encourages the successful bidder to endeavor to improve the efficiency and effectiveness of cleaning services, which will result in improvement in the level of service quality and/or reduced costs. If during the term of the original contract period, or subsequent renewal periods, the bidder can provide evidence of cost savings which do not adversely effect cleaning quality, the City will share the amount saved with the bidder in a percentage amount to be determined by the City.

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4.4 City Audit

From time to time during the Initial Term and any Additional Term(s) of the Contract, and for a period of five (5) years after termination of the Contract, the City may audit Contractor's performance under the Contract. Audits may be conducted by representatives of the Procurement Department, the Department of Public Property or other authorized City representatives including, without limitation, the City Controller.

If so requested, Contractor shall submit to the City all vouchers or invoices presented for payment pursuant to the Contract, all cancelled checks, work papers, books, records and accounts upon which the vouchers or invoices are based, and any and all documentation and justification in support of expenditures or fees incurred pursuant to the Contract.

All such vouchers or invoices, work papers, books, records, accounts cancelled checks, documentation and justification shall be subject to periodic review and audit by the City.

4.5 Bidder Acceptance

In submitting an executed prequalification and bid package, the bidder agrees to Contract Management procedures outlined in this section.

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SECTION 5: PRICING AND BASIS OF AWARD

(PRICES QUOTED MAY NOT EXCEED THREE (3) DECIMAL PLACES)

5.1 PRICING

		<u>Approx Sq. Ft.</u>	<u>Cost per sq. ft.</u>	<u>Extended Monthly Amount</u>
5.1.1	LOCATIONS (Reference Paragraphs 2.4 through 2.4.30.2 and Paragraphs 2.6 and 2.6.1) [Reference Paragraphs 2.14 through 2.14.2.30.19 & 2.14.2.33 through 2.14.2.33.15 for Item 5.1.1.(e)]			
	(a) 25002-013-080 CITY HALL	274,400 SQFT	\$ _____	\$ _____
	(b) 25002-013-081 CITY HALL APRON	208,760 SQFT	\$ _____	\$ _____
	(c) 25002-013-082 FAB	50,601 SQFT	\$ _____	\$ _____
	(d) 25002-013-083 24 & 25 DISTRICTS	45,696 SQFT	\$ _____	\$ _____
	(e) 25002-013-084 FORENSIC LAB 8 & POPLAR	109,000 SQFT	\$ _____	\$ _____
	(f) 25002-013-085 RIVERVIEW	150,000 SQFT	\$ _____	\$ _____
	(g) 25002-013-086 EMS 3061 ISLAND AVE	10,000 SQFT	\$ _____	\$ _____
5.1.1.1	25002 013 042 Total Monthly Basic Service Cost for above		=	\$ _____
	Extended Monthly Amount x 12		=	\$ _____

INVITATION AND BID Continuation	CITY OF PHILADELPHIA PROCUREMENT DEPARTMENT PHILADELPHIA, PA 19102 - 1685	BID NUMBER S3Z58410	PAGE OF 143 148
		FIRM NAME (Must be filled in)	

		<u>Unit of Quantity</u>	<u>Unit Measure</u>	<u>Total Price</u>	<u>Amount</u>
5.1.2	Direct Labor Billing Rate for Additional Services if Required (Reference Paragraph 2.5 through 2.5.11)				
a.	25002 013 003 Custodian - Regular	40	Hr	\$_____	\$_____
b.	25002 013 004 Custodian - Overtime	20	Hr	\$_____	\$_____
c.	25002 013 031 Double Time (Holidays-Referenced in Paragraph 2.1.2)	40	Hr	\$_____	\$_____

5.1.2.1 Overtime labor rate will be computed from arrival at facility to departure, rounded to the next 1/4 hour. No additional payment is authorized for travel time.

5.1.3 Window Washing price per wash per year:

(Reference Paragraphs 2.6.2 through 2.6.2.4)
[Reference Paragraph 2.14.2.32 through 2.14.2.32.4 for Item 5.1.3.(d)]

LOCATIONS

a.	25002 013 065 CITY HALL	1	Ea	\$_____	\$_____
b.	25002 013 066 FAB	1	Ea	\$_____	\$_____
c.	25002 013 067 24 th /25 th DISTRICTS	1	Ea	\$_____	\$_____

INVITATION AND BID Continuation	CITY OF PHILADELPHIA PROCUREMENT DEPARTMENT PHILADELPHIA, PA 19102 - 1685	BID NUMBER S3Z58410	PAGE OF 144 148
		FIRM NAME (Must be filled in)	

		<u>Quantity</u>	<u>Unit of Measure</u>	<u>Unit Price</u>	<u>Total Amount</u>
	d. 25002 013 068 FORENSICS LAB (8 & POPLAR)	1	Ea	\$ _____	\$ _____
	e. 25002 013 069 RIVERVIEW	1	Ea	\$ _____	\$ _____
	f. 25002 013 070 EMS 3061 ISLAND AVE	1	Ea	\$ _____	\$ _____
5.1.4	25002 013 006 Cleaning of Glass Dome Structures 1 time per year 8th & Market Streets 15th & JFK Boulevard 15th & Locust Streets	1	Ea	\$ _____	\$ _____
5.1.5	Snow Removal - Annual Fixed Fee (Reference Paragraphs 2.5.12 through 2.5.12.18) [Reference Paragraph 2.14.2.31 through 2.14.2.31.6 for Item 5.1.5.(d)]				
	a. 25002 013 032 City Hall & Dilworth Plaza			\$ _____/YR	
	b. 25002 013 070 FAB			\$ _____/YR	
	c. 25002 013 047 24 TH /25 TH DISTRICTS			\$ _____/YR	

INVITATION AND BID Continuation	CITY OF PHILADELPHIA PROCUREMENT DEPARTMENT PHILADELPHIA, PA 19102 - 1685	BID NUMBER S3Z58410	PAGE OF 145 148
		FIRM NAME (Must be filled in)	

		<u>Quantity</u>	<u>Unit of Measure</u>	<u>Unit Price</u>	<u>Total Amount</u>
d.	25002 013 053 Forensics Lab			\$/YR	
e.	25002 013 071 Riverview			\$/YR	
f.	25002 013 072 EMS			\$/YR	
5.1.6	Optional Cleaning Services				
5.1.6.1	Bonnett Buffing Carpet				
a.	25002 013 014 5000 SF or Over			\$/SQFT	
b.	25002 013 015 Under 5000 SF			\$/SQFT	
5.1.6.2	Rotary Shampooing Carpet				
a.	25002 013 016 5000 SF Or Over			\$/SQFT	
b.	25002 013 017 Under 5000 SF			\$/SQFT	
5.1.6.3	Strip/Refinish Tile				
a.	25002 013 024 5000 SF Or Over			/SQFT	
b.	25002 013 025 Under 5000 SF			/SQFT	

INVITATION AND BID Continuation	CITY OF PHILADELPHIA PROCUREMENT DEPARTMENT PHILADELPHIA, PA 19102 - 1685	BID NUMBER S3Z58410	PAGE OF 146 148
		FIRM NAME (Must be filled in)	

	<u>Quantity</u>	<u>Unit of Measure</u>	<u>Unit Price</u>	<u>Total Amount</u>
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5.1.6.4 Top Scrub And Recoat Tile

a. **25002 013 027**
5000 SF Or Over \$_____/SQFT

b. **25002 013 028**
Under 5000 SF \$_____/SQFT

5.1.7 **25002 013 029**
Wire Mesh Containers (42 gallon, 24" diameter, 33" high, 35 lbs.)
(Reference paragraph 2.4.30.1)

25 Ea \$_____ \$_____

5.1.8 **25002 014**
Provision for Additional Materials to be requested by the City during the contract period but not initially listed in the Invitation and Bid (Reference Paragraph 4.1.3):

MATERIALS SHALL BE REIMBURSED BY THE CITY AT VENDORS'S ACTUAL ACQUISITION COSTT FROM THEIR SUPPLIER (as shown on supplier's invoice) +7% MARKUP (TO BE SUPPORTED BY SUPPLIER'S INVOICES). Vendor must submit original supplier's invoice with their invoice to the City. In no case shall materials cost exceed the actual cost from the supplier +7%. No overhead, expenses, etc. shall apply to these materials costs. Any overhead, expenses, etc. must be factored into the vendor's quoted labor rates. No additional charges will be paid by the City.

Estimated Expenditures.....\$5,000.00

INVITATION AND BID Continuation	CITY OF PHILADELPHIA PROCUREMENT DEPARTMENT PHILADELPHIA, PA 19102 - 1685	BID NUMBER S3Z58410	PAGE OF 147 148
		FIRM NAME (Must be filled in)	

5.2 BASIS OF AWARD FOR EVALUATION PRUPOSES ONLY; TO BE COMPLETED BY PROCUREMENT. The prices used for the calculation of the Basis of Award will be the prices quoted in Section 5.1 – Pricing. In the event of a conflict between the prices in Section 5.1, Pricing, of the Bid and those used in the Basis of Award, the Prices quoted in the Pricing section will prevail and will be used for all calculations.

5.2.1 Item #5.1.1.1 X 848,457 SqFt X 12 Months

5.2.2 Item #5.1.2 (a) X 40 Hours

5.2.3 Item #5.1.2 (b) X 20 Hours

5.2.4 Item #5.1.2 (c) X 40 Hours

5.2.5 Item #5.1.3 [a] X 1 Each

5.2.6 Item #5.1.3 [b] X 1 Each

5.2.7 Item #5.1.3 [c] X 1 Each

5.2.8 Item #5.1.3 [d] X 1 Each

5.2.9 Item #5.1.3 [e] X 1 Each

5.2.10 Item #5.1.3 [f] X 1 Each

5.2.11 Item #5.1.4 X 1 Each

5.2.12 Item #5.1.5 (a) X 1 Year

5.2.13 Item #5.1.5 (b) X 1 Year

5.2.14 Item #5.1.5 (c) X 1 Year

5.2.15 Item #5.1.5 (d) X 1 Year

5.2.16 Item #5.1.5 (e) X 1 Year

5.2.17 Item #5.1.5 (f) X 1 Year

5.2.18 Item #5.1.6.1 (a) X 22,500 SqFt

5.2.19 Item #5.1.6.1 (b) X 4,500 SqFt

5.2.20 Item #5.1.6.2 (a) X 7,500 SqFt

5.2.21 Item #5.1.6.2 (b) X 1,500 SqFt

5.2.22 Item #5.1.6.3 (a) X 9,000 SqFt

5.2.23 Item #5.1.6.3 (b) X 3,000 SqFt

5.2.24 Item #5.1.6.4 [a] X 9,000 SqFt

5.2.25 Item #5.1.6.4 (b) X 3,000 SqFt

INVITATION AND BID Continuation	CITY OF PHILADELPHIA PROCUREMENT DEPARTMENT PHILADELPHIA, PA 19102 - 1685	BID NUMBER S3Z58410	PAGE OF 148 148
		FIRM NAME (Must be filled in)	

5.2.26 Item #5.1.7 X 25 Each

5.2.27 Item #5.1.8
Estimated Expenditures: \$5,000.00 X 7% Mark-up

ATTACHMENT "A"

SITE VISIT SCHEDULE

&

CERTIFICATION FORM

**CUSTODIAL SERVICES FOR CITY HALL AND OTHER CITY –
OWNED REAL ESTATE**

MANDATORY

SITE-VISIT SCHEDULE

AND

SITE-VISIT CERTIFICATION FORM

**IT IS STRONGLY RECOMMENDED THAT BIDDERS REFER
TO THE ATTACHED SITE VISIT SCHEDULE WHICH
PROVIDES THE MANDATORY SITE VISIT DATES / TIMES IN
THE ORDER THEY ARE TO BE CONDUCTED.**

**THERE WILL BE NO MAKE-UP SITE VISITS IN THE EVENT
A BIDDER SHOULD FAIL TO COMPLETE A SITE VISIT ON
THE SCHEDULED DATE AND TIME LISTED BELOW:**

TUESDAY, MARCH 5th, 2013

**CITY HALL BUILDING
ROOM 797**

TUESDAY, MARCH 5th, 2013 @ 9:00 AM

FIRE ADMINISTRATION BUILDING

**TUESDAY, MARCH 5th, 2013
@10:30 AM**

3RD & SPRING GARDEN STS.

**POLICE FORENSICS
8TH & POPULAR STS.**

TUESDAY, MARCH 5TH, 2013 @ 11:30 AM

WEDNESDAY, MARCH 6th, 2013

RIVERVIEW NURSING HOME

**WEDNESDAY, MARCH 6TH, 2013
@ 9:00 AM**

7979 STATE ROAD

POLICE DISTRICT (24/25)

**WEDNESDAY, MARCH 6TH, 2013
@10:30 AM**

3901 WHITAKER AVE.

EMERGENCY MEDIC STATION

**WEDNESDAY, MARCH 6th, 2013
@12:00 PM**

3061 ISLAND AVENUE

Bid Number: _____

Opening Date: _____

**MANDATORY SITE VISIT CERTIFICATION FORM
DATES AND TIMES**

(To Be Submitted With Bid Package)

The following Mandatory Site Visit Locations, Dates & Times that Bidders are required to attend are listed below:

TUESDAY, FEBRUARY 19TH, 2013

LOCATION	INSPECTION DATE	INSPECTION START TIME
CITY HALL BUILDING ROOM 797	TUESDAY, MARCH 5th, 2013 @	9:00 AM

Joseph T. Harley Jr.

Signature: _____

LOCATION

INSPECTION DATE

**INSPECTION
START TIME**

FIRE ADMINISTRATION BUILDING

TUESDAY, MARCH 5th, 2013

3RD & SPRING GARDEN STS.

@ 10:30 AM

Joseph T. Harley Jr.

Signature: _____

POLICE FORENSICS

TUESDAY, MARCH 5TH, 2013 @ 11:30 AM

8Th & POPULAR STS.

Joseph T. Harley Jr.

Signature: _____

RIVERVIEW NURSING HOME

WEDNESDAY, MARCH 6TH, 2013

7979 STATE ROAD

@ 9:00 AM

Joseph T. Harley Jr.

Signature: _____

LOCATION

INSPECTION DATE

**INSPECTION
START TIME**

POLICE DISTRICT (24/25)

WEDNESDAY, MARCH 6TH, 2013

@10:30 AM

3901 WHITAKER AVE.

Joseph T. Harley Jr.

Signature: _____

EMERGENCY MEDIC STATION

WEDNESDAY, MARCH 6TH, 2013

@12:00 PM

3061 ISLAND AVENUE

Joseph T. Harley Jr.

Signature: _____

This Form MUST be signed and dated by the Contract Administrator or his/her designee listed above for each location to certify that the below vendor has inspected the area.

FAILURE TO VISIT THE SITE WILL DISQUALIFY YOUR BID

Company Name: _____

Address: _____

City/State/Zip Code: _____

Telephone Number: (____) _____ Fax Number (____) _____

E-Mail Address: _____

ATTACHMENT "B"

CITY OF PHILADLEPHIA

PROCUREMENT
SPECIFICATIONS

No: 24-W-1d:99

PROCUREMENT DEPARTMENT
Standards Division
SPECIFICATION

NO. 24-W-1d:99
Page 1 of 4

EFFECTIVE DATE
April 14, 1999

SUPERSEDES
24-W-1c:90



WINDOW WASHING SERVICE

1. CLASSIFICATION

This specification covers the procedures to be followed and the requirements to be met by the successful bidder(s) who receive awards of contracts for the cleaning of windows and/or other glass surfaces in City buildings.

2. APPLICABLE SPECIFICATIONS

The following documents of the latest issue in effect on the date of the Invitation and Bid form a part of these specification:

2.1 Regulations for Window Cleaning

Commonwealth of Pennsylvania Department of Labor and Industry.

American Standard Safety Code for Window Cleaning - ASA A39.1 American Standards Association.

3. REQUIREMENTS

3.1 Compliance with Regulatory Requirements -

To the extent that the documents listed in Section 2 above apply to the successful bidder(s), he/she shall conform in all respects thereto.

3.2

Material to be Used -

Contractor shall furnish all labor, materials, and equipment required to perform the work. The successful bidder(s) is permitted wide latitude in the selection of cleaning materials and equipment provided that these will have no deleterious effects on the windows, window frames or adjacent portions of the building with which they come in contact, or on personnel working in the general area. Products producing irritating fumes in the conditions used shall not be employed; nor shall flammable solvents be used.

3.3

Knowledge of Work to be Done -

The successful bidder shall examine, in detail, the site where the work is to be done and shall acquaint himself/herself with conditions affecting such work.

3.3.1 Contractor's Personnel

All personnel must observe all regulations in effect at the City agency. While on City property, employees shall be subject to the control of the City, but under no circumstances shall such persons be deemed to be employees of the City. Contractor shall not represent themselves as employees of the City.

3.3.1.1 The Contractor's employees shall be subject to such security clearance as the City deems is required, where appropriate.

3.3.2 Safety

The successful bidder shall take all necessary precautions to ensure that the work covered by these specifications is done in a manner that does not endanger any person.

3.4 Precautions to be Taken -

The successful bidder shall protect all adjacent areas and equipment (such as blinds and draperies) to guard against damage. Excess water from the washing procedure shall be promptly removed from the windows and all adjacent areas.

3.5 Liability for Damage Caused by Contractor -

Defacement and damage to window blinds, shades, draperies, furnishings and window frames due to water or cleaning solution, scuffing by equipment or personnel of the successful bidder(s) or similar causes, shall be repaired or the equipment replaced at once by the successful bidder(s) at no cost to the City.

3.6 Frequency of Service -

The service shall be performed at the time intervals and at the location specified in the Invitation to Bid. Exterior washing shall not be done during inclement weather.

3.7 Verification of Work Done -

The successful bidder(s) (or workmen) shall "report on and off the job" to the person in charge of the building or his/her duly authorized representative. The successful bidder(s) (or workmen) shall present a service slip in duplicate indicating the work performed. Workmen shall sign one copy and leave it with the person in charge. He/She shall obtain the signature of the person in charge on the other copy and keep it for the successful bidder(s) files. It is understood that the signed service slip is not to be considered as a certification that the work was performed in accordance with the specifications.

3.8 Qualification of Bidder -

The successful bidder(s) will be required to prove to the satisfaction of the Procurement Commissioner that he/she is capable of performing the work specified herein and in the Invitation to Bid, and that he/she is properly equipped to perform such work in normal and satisfactory manner.

3.9 Hours of Work -

Work shall be performed during the normal business hours in effect at the location.

4. INSURANCE

Insurance is a requirement for this specification and the Invitation to Bid in accordance with Paragraph 15 of the "Terms and Conditions of Bidding and Contract."

ATTACHMENT "C"

SNOW REMOVAL

PLAN FOR CITY HALL

APRON

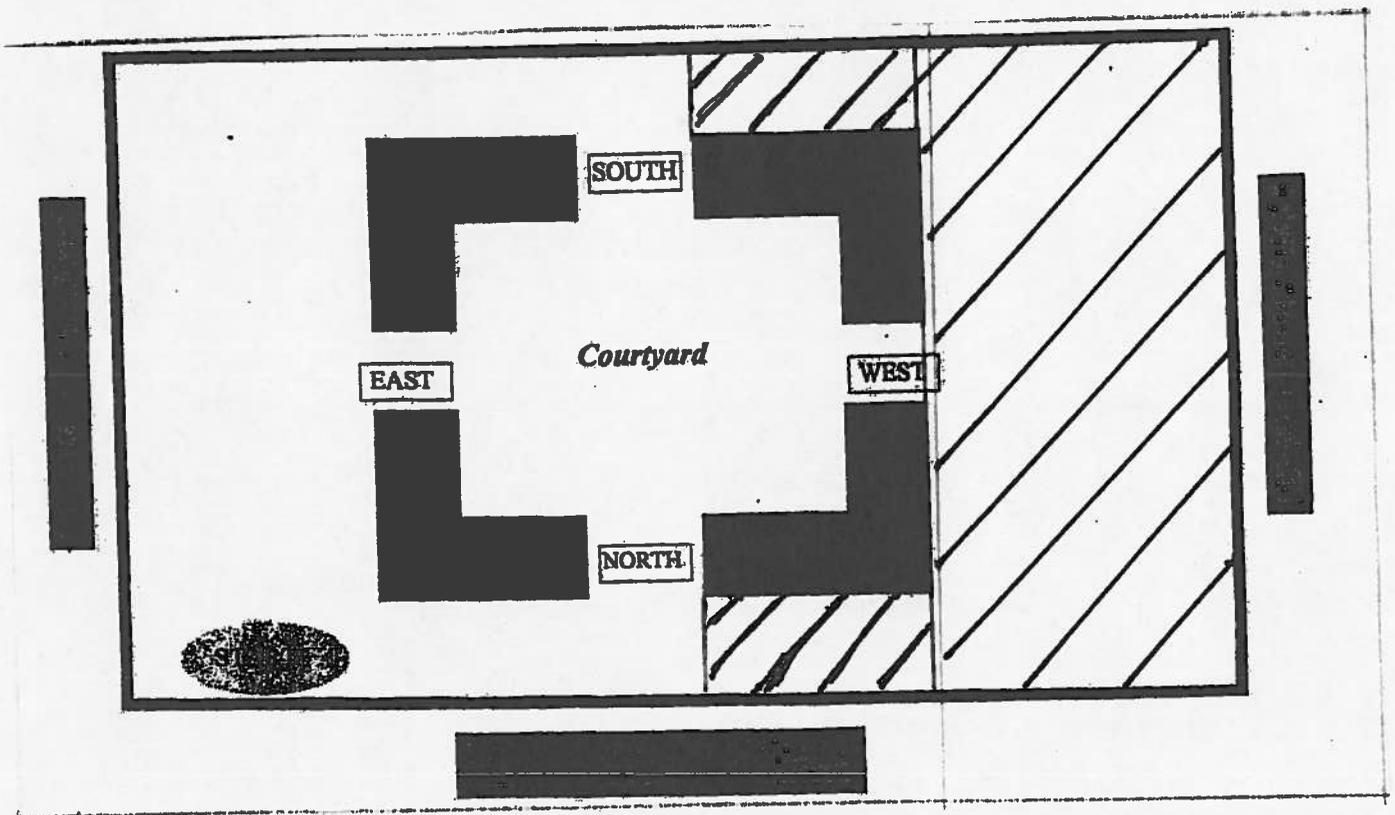
ATTACHMENT "C"

SNOW REMOVAL PLAN FOR CITY HALL APRON

Work will commence at the Northeast entrance of City Hall, continue around the Apron and through the Courtyard.

(Please Note: Dilworth Plaza Area shall not be applicable.)

CITY HALL APRON



SERVICEABLE AREA FOR CITY HALL APRON = 104,380 Sq. Ft.

ATTACHMENT “D”

PRODUCT SPECIFICATIONS

Product Specifications City Hall

Crew Non-Acid Bath & Bowl Cleaner: Form: Liquid; Odor: Floral; Color: Blue; pH: 10.5; Complete water soluble
Lime-Off Non-foaming Descaler: Color: Light Pink; Odor: Mild; pH: 1.0-1.5; Foam: Low; Completely water soluble.
Spitfire RTU Cleaner: Form: Liquid; pH: 12; Color: Clear red; Odor: Fresh; Easily soluble.
Stride Floral SC: Form: Liquid; Appearance: Aqueous Solution; Color: Red; pH: 8.2; Odor: Floral.
Chlorinated Degreaser: Form: Liquid; Appearance: Clear, light yellow; Odor: Bleach; Complete water soluble.
Microban: Form: Liquid; Appearance: Milky white liquid; Odor: Mint; pH: 6.5-7.5; 100% water soluble.
Virex TB RTU Disinfectant: Form: Liquid; pH: 12.2; Appearance: Aqueous solution; Color: Colorless; Odor: Lemon.
Snapback Spray Buff: Form: Liquid; pH: 8.4; Water soluble; Color: white opaque.
Endust Aerosol: Form: Aerosol; pH: N/A; Partial water solubility: Citrus odor
Twinkle Stainless Steel Polish: Form: Liquid (Aerosol); Odor: Lemon-like; Color: Off-white; Dispersible in water.
Champ Gum Remover: Form: Aerosol; Odor: Sweet; Solubility: 0.008%.
GP Forward SC General Purpose Cleaner: Form: Liquid; Odor: Citrus; Color: Green; Completely soluble in water.
Virex II 256: Form: Liquid; Odor: Minty; Color: Dark Blue; Completely soluble in water.
Glance SC: Form: Liquid; pH: 10.5; Appearance: Liquid; Dilution: 1:20; Water soluble.
Bravo 1500+: Form: Liquid; Color: Clear; pH: >13; water soluble.
TimeSaver SR Ultra High Solids Finish: Form: Liquid; Color: White; Odor: Ammoniacal; pH: 8.2; Moderately soluble in water.
Crew Emerel Multi-Surface Crème Cleanser: Form: Cream; Odor: Fresh; Color: White; pH: 1.4-2.0; Dispersible in water.
Windex Glass Cleaner RTU: Form: Liquid; Odor: Mild; Color: Clear Blue; pH: 10.6-11.5; Completely soluble in water.
Pledge: Form: Aerosol; Appearance: Emulsion; Color: Milky white; Odor: Lemon; Insoluble in water.
Vectra: Form: Liquid; pH: 8.75; Appearance: Aqueous solution; Color: Off-white; Odor: Ammonia.
SpitFire Graffiti Remover RTU: Form: Liquid; pH: 11.5; Appearance: Aqueous solution; Color: Colorless; Odor: Cherry-Almond; Soluble.
Stride Citrus: Form: Liquid; pH: 7.6; Color: Clear light orange; Odor: Citrus; Soluble.
GP Forward: Form: Liquid; pH: 13; Appearance: Aqueous solution; Color: Green; Odor: Minty; Completely soluble.