

Vendor #:93715A
Commodity code: 9103900000
Contract Amount: \$36,900.00

**STATE OF UTAH
DEPARTMENT OF ADMINISTRATIVE SERVICES
DIVISION OF FACILITIES CONSTRUCTION AND MANAGEMENT
JANITORIAL SERVICE MAINTENANCE CONTRACT
FARMINGTON PUBLIC SAFETY
661 NORTH LAGOON DRIVE
FARMINGTON, UTAH
SOLICITATION NUMBER RM3029**

036118

THIS AGREEMENT made and entered into between A&A BUILDING MAINTENANCE, whose address is P.O. BOX 1545, LAYTON, UTAH 84041, hereinafter referred to as "CONTRACTOR", and the STATE OF UTAH, DEPARTMENT OF ADMINISTRATIVE SERVICES, DIVISION OF FACILITIES CONSTRUCTION AND MANAGEMENT, hereinafter referred to as the "DIVISION".

WHEREIN IT IS MUTUALLY AGREED TO AS FOLLOWS:

THIS AGREEMENT consists of this executed contract document with the following exhibit(s) and attachment(s):

**JANITORIAL PRICE QUOTE SCHEDULE
SPECIFICATIONS - WORK SCHEDULE**

THIS AGREEMENT shall commence on December 1, 2002, and continue until December 30, 2007. Either party may notify the other in writing at least sixty (60) days prior to canceling the contract.

W I T N E S S E T H

That the Contractor and the Division, for the consideration hereinafter named hereby covenants and agree to perform work, services and standards as thus stated:

ARTICLE 1. DESIGNATED WORK

The intent of this contract is to place with the Contractor the full and complete responsibility for professional janitorial services of a high degree of cleanliness and good appearance of the premises of any facility or location named herein, by performing for the Division the items of work set out in each separate Specification, Building Work Schedule and collectively on listed attachments attached hereto and made a part hereof.

Area Serviced

Farmington Public Safety
661 North Lagoon Drive
Farmington, Utah
~8,500 sq. ft.

- (a) Locations may be added or deleted from time to time, or changes made at particular location(s) by written agreement of the parties as evidenced by the execution of consecutively numbered amendments. Each consecutively numbered amendment shall list the added or deleted location, building, effective date, and net change in contract price per month for each location. If the amendment covers a new or deleted location, the full charge in monthly prices shall be shown.
- (b) In addition to the above, the Contractor shall, when requested, in writing by a DFCM purchase order, perform such additional janitorial service work operations as may be designated by the Division, the contract price for which shall be agreed upon by the parties prior to the performance of such work.
- (c) The Division shall have the right to let separate contracts for other work to be performed at or adjacent to the site of the Contractor's operation that is not covered in this agreement in which event the Contractor shall cooperate in all reasonable ways to facilitate the operations of other contractors and shall avoid unnecessary interference therewith.
- (d) No direction or approval given by the Division, or any representative of the Division, which deviates in any respect from the specifications or other contract documents shall be valid or recognized unless and until same is reduced to writing and issued in the form of a written order over the signature of an authorized representative of the Division so as to become a contract document hereinbefore defined.

ARTICLE 2. CONTRACTUAL RELATIONSHIP

- (a) The Contractor shall have full control and direction over the labor, mode and manner of doing the work according to the Contract and Specifications. All assigned work is to be done by the Contractor or the Contractor's employees and wholly at the risk of the Contractor. During its progress, the Contractor shall take all precautions for the safe performance of the work and the safety of the property and injury of persons present.
- (b) The relationship the Contractor shall bear to the Division under this agreement shall be that of an independent contractor for any and all purposes and nothing herein contained shall be construed to be inconsistent with this relationship status.
- (c) In accordance with the Division's policy with respect to contractor relationships, it is hereby stipulated by the undersigned representative of the Contractor, that to the best of his knowledge and belief the Contractor has not employed, retained, induced, or directed any person employed by the Division to solicit or secure this contract upon agreement, offer, understanding, or publication involving any form of remuneration whatsoever.

The Contractor shall have none of the rights or privileges available to officers or employees of the State of Utah. Every workman assigned to perform any work relating to this contract shall be fully trained by the contractor prior to working on the premises. In-service training shall also be provided to sustain an acceptable performance level.

- (e) In the event of a work stoppage by employees of the Division or the Contractor or any other of the Division's contractors affecting any of the locations covered herein, Contractor shall furnish service required to keep location in satisfactory condition. In the event of danger to Contractor's employees, this service shall be performed by Contractor's management personnel, in cooperation with Division authorities.
- (f) Provisions of this contract are pursuant to the authority set forth in 63-56, Utah Code Annotated, 1953, as amended, Utah State Procurement Rules (Utah Administrative Code Section R33), and related statutes which permit the Division to purchase certain specified services, and other approved purchases for the Division.
- (g) The provisions of this contract shall be governed by the laws of the State of Utah.
- (h) The Contractor shall maintain, or supervise the maintenance of all records necessary to properly account for the payments made to the Contractor for costs authorized by this contract. These records shall be retained by the Contractor for at least four years after the contract terminates, or until all audits initiated within the four years, have been completed, whichever is later.
- (i) The Contractor agrees to allow Division and Federal auditors, and Division staff, access to all the records to this contract, for audit and inspection, and monitoring of services. Such access will be during normal business hours, or by appointment.
- (j) Contractor represents that none of its officers or employees are officers or employees of the State of Utah, unless disclosure has been made in accordance with 67-16-8, Utah Code Annotated, 1953, as amended.
- (k) The Contractor agrees to abide by the provisions of Title VI and VII of the Civil Rights Act of 1964 (42USC 2000e) which prohibits discrimination against any employee or applicant for employment or any applicant or recipient of services, on the basis of race, religion, color, or national origin; and further agrees to abide by Executive Order No. 11246, as amended, which prohibits discrimination on the basis of sex; 45 CFR 90 which prohibits discrimination on the basis of age; and Section 504 of the Rehabilitation Act of 1973, or the Americans with Disabilities Act of 1990 which prohibits discrimination on the basis of disabilities. Also, the Contractor agrees to abide by Utah's Executive Order, dated June 30, 1989, which prohibits sexual harassment in the work place.
- (l) A declaration by any court, or by any other binding legal source, that any provision of this contract is illegal and void shall not affect the legality and enforceability of any other provision of this contract, unless the provisions are mutually dependent.
- (m) This contract may be amended, modified, or supplemented only by written amendment to the contract, executed by the parties hereto, and attached to the original signed copy of the contract.
- (n) The Contractor certifies that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction (contract) by

any governmental department or agency. If the Contractor cannot certify this statement, attach a written explanation for review by the Division.

- (o) Building keys shall be issued to the Contractor. All key replacements, for broken, lost or stolen keys, shall be charged to the Contractor. Cost to rekey building(s), including new biting codes, due to lost, misplaced or stolen keys by the Contractor, will be the responsibility of said Contractor. Contractor will be responsible for property which is stolen during the time period it takes to rekey the building(s).

ARTICLE 3. PERMITS AND LICENSE

- (a) The Contractor shall secure and pay for all governmental permits and licenses required by law with relation to any work covered by this contract, and shall give all notices, pay all fees and comply with all laws, ordinances, rules and regulations relating to the work specified.

ARTICLE 4. SURETY AND GUARANTEE

Not required for this contract.

ARTICLE 5. INSURANCE

- (a) The Contractor shall take out, pay for, and at all times during the performance of work hereunder, maintain, through companies or agencies approved by the Division containing provisions satisfactory to the Division, such public, contingent and employees liability compensation insurance and other employee benefit acts and from any and all claims for damage for personal injury, including death, and from claims for property damage or loss thereof, which may arise in or result from the performance of the work covered by the contract or by failure or omission of the Contractor to comply with any of the provisions of the contract. Such insurance shall include comprehensive general liability and property damage, including automobile, products-completed, operations and blanket broad form contractual, with coverage adequate in the amounts to be determined by the contractor to be reasonably necessary to afford protection from such claims, but with minimum limits as to both bodily injury and property damage of not less than \$1,000,000 each, which coverage shall be written on an occurrence basis.
- (b) Certificates indicating such insurance to be enforce and effect and providing that they will not be canceled during the performance of the work under the contract without thirty (30) days prior written notice to the Division shall be filed with the Division prior to commencement of work hereunder; provided, however, that the Contractor shall at any time upon request, file duplicate copies of the policies of such insurance with the Division.
- (c) The Contractor shall be liable for any and all personal injury and damage to the facilities, equipment and furnishings caused by his employees, whether such damage was accidental or intentional.
- (d) The Contractor agrees that it/he shall at all times protect and indemnify and save harmless the State of Utah and all institutions, agencies, departments, authorities and instrumentalities of the State of Utah and

any of their governing bodies or of their boards or commissions or any of their elected or appointed officers or any of their employees from any and all claims, damages of every kind and nature made, rendered or incurred by or in behalf of any person or corporation whatsoever, including the parties hereto and their employees that may arise, occur or grow out of any acts, actions, work or other activity done by the said contractor in the performance and execution of this contract.

ARTICLE 5. LABOR, EQUIPMENT AND SUPPLIES

- (a) Unless otherwise specified in the Specification - Work Schedule, the Contractor shall furnish all labor, tools and equipment, cleaning compounds and chemicals or as directed on the Individual Building Specification - Work Schedule.
- (b) The Contractor may store his tools and equipment in an orderly manner on the Division's premises wholly at his own risk when designated space is available, except that gasoline using equipment shall not be stored inside a building.
- (c) The Contractor agrees to furnish all labor, materials and equipment to complete the work as required in the Specifications which are hereby made a part of this contract by reference. It is understood and agreed by the parties hereto that all work shall be performed as required in the Specifications and shall be subject to inspection and approval of the Division or its authorized representative. The relationship of the Contractor to the Division hereunder is that of an independent contractor.

ARTICLE 6. CANCELLATION, RENEWAL, CANCELLATION FOR CAUSE

- (a) The contract shall remain in effect on the same terms and conditions. It may be terminated by either party by giving written notice with or without cause to the other party at least sixty (60) calendar days prior to the termination date under the contract. Any such termination shall be effected by delivery to Contractor of said written notice of termination specifying the extent to which performance of work under the agreement is terminated and the date upon which such termination becomes effective. The Contractor acknowledges that in the event of such termination, their total remedy and monetary recovery from the Owner is limited to full payment for all work performed under this contract up to the date of termination.
- (b) In the event the Contractor, through the result of workmanship or his organization, fails to perform the services agreed to under this contract, the Division may serve written notice upon the contractor of its intentions to terminate said contract; and unless within ten (10) days after serving of such notice, such violations do not cease, the Division may terminate this contract for cause.
- (c) If grounds for a second ten-day notice exist within six months of the issuance of a prior appropriate ten-day notice, the Division may issue a termination notice under Article 6 (a) with the sixty day time frame being reduced to ten days.

Contractor and Division both acknowledge that the Division cannot contract for payment of funds not yet appropriated by the Utah State Legislature. The Division, therefore, reserves the right for the above reason to terminate this contract by giving sixty (60) days notice in the manner heretofore stated in this contract.

ARTICLE 7. INSPECTION OF WORK

Inspection of the whole, or any part of the work, and of the supplies and materials furnished by the Contractor, may be made by the Division's representative, or other so authorized individual, at anytime.

The Contractor shall provide weekly written inspection reports of the facilities. Contractor shall accompany Division Facilities Coordinator or his designated representative on a monthly (more often, if necessary) inspection of facilities included in the contract.

ARTICLE 8. NON-ASSIGNMENT

The Contractor shall not assign or sell this contract or his rights or any monies due, or to become due hereunder, nor shall the Contractor subcontract any of its duties hereunder.

SUBCONTRACTOR - No part of the contract shall be sublet by the Contractor without the prior written approval of the Division.

The Contractor and the Division, for themselves, their heirs, successors, executors and administrators, hereby agree to full performance of the covenants herein contained.

ARTICLE 9. COST AND ATTORNEY'S FEES

In case of default in carrying out the terms and conditions of this contract, the party in default agrees to pay a reasonable attorney's fee and all costs of the other party in enforcing this contract.

ARTICLE 10. CONTRACT SUM PAYMENT

For the period beginning December 1, 2002 through November 31, 2003, the Contractor agrees to accept for full performance under the contract the sum of Seven Thousand Two Hundred Dollars (\$7,200.00). For the period beginning December 1, 2002, and ending November 31, 2003, the Division agrees to pay and the Contractor agrees to accept for full performance under the contract the sum of Seven Thousand Two Hundred Dollars (\$7,200.00), to be paid in monthly installments of Six Hundred Dollars (\$600.00) each, as payment for full services performed during that period.

For the period beginning December 1, 2003 through November 31, 2004, the Contractor agrees to accept for full performance under the contract the sum of Seven Thousand Two Hundred Dollars (\$7,200.00). For the period beginning December 1, 2003, and ending November 31, 2004, the Division agrees to pay and the Contractor agrees to accept for full performance under the contract the sum of Seven Thousand Two Hundred Dollars (\$7,200.00), to

be paid in monthly installments of Six Hundred Dollars (\$600.00) each, as payment for full services performed during that period.

For the period beginning December 1, 2004 through November 31, 2005, the Contractor agrees to accept for full performance under the contract the sum of Seven Thousand Four Hundred Twenty-Five Dollars (\$7,425.00). For the period beginning December 1, 2004, and ending November 31, 2005, the Division agrees to pay and the Contractor agrees to accept for full performance under the contract the sum of Seven Thousand Four Hundred Twenty-Five Dollars (\$7,425.00), to be paid in monthly installments of Six Hundred Eighteen Dollars and 75/100 (\$618.75) each, as payment for full services performed during that period.

For the period beginning December 1, 2005 through November 31, 2006, the Contractor agrees to accept for full performance under the contract the sum of Seven Thousand Four Hundred Twenty-Five Dollars (\$7,425.00). For the period beginning December 1, 2005, and ending November 31, 2006, the Division agrees to pay and the Contractor agrees to accept for full performance under the contract the sum of Seven Thousand Four Hundred Twenty-Five Dollars (\$7,425.00), to be paid in monthly installments of Six Hundred Eighteen Dollars and 75/100 (\$618.75) each, as payment for full services performed during that period.

For the period beginning December 1, 2006 through November 31, 2007, the Contractor agrees to accept for full performance under the contract the sum of Seven Thousand Six Hundred Fifty Dollars (\$7,650.00). For the period beginning December 1, 2006, and ending November 31, 2007, the Division agrees to pay and the Contractor agrees to accept for full performance under the contract the sum of Seven Thousand Six Hundred Fifty Dollars (\$7,650.00), to be paid in monthly installments of Six Hundred Thirty-Seven Dollars and 50/100 (\$637.50) each, as payment for full services performed during that period.

Original Contract	\$ 7,200.00	12/1/2002 – 11/30/2003
	\$ 7,200.00	12/1/2003 – 11/30/2004
	\$ 7,425.00	12/1/2004 – 11/30/2005
	\$ 7,425.00	12/1/2005 – 11/30/2006
	<u>\$ 7,650.00</u>	12/1/2006 – 11/30/2007
Total for 5 years	\$36,900.00	not to exceed, not guaranteed

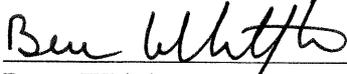
All original time cards and sign-in-sheets shall be submitted to Division by Contractor with payment invoices. Failure to supply said documents may result in the delay of payments.

IN WITNESS WHEREOF, the parties have executed this Contract Agreement on the day and year first above written.

CONTRACTOR:
A&A BUILDING MAINTENANCE

**STATE OF UTAH/DIV. OF FACILITIES
 CONSTRUCTION AND MANAGEMENT**


 _____ 21 Nov 02
 Name: John M. Arkays Date
 Title: GM


 _____ 12-6-02
 Name: Bruce Whittington Date
 Title: Program Director

ATTEST

APPROVED/FUNDS AVAILABILITY:

John M. Carney 11/24/02
Secretary/Officer/Witness Date

David D. Williams, Jr. 12/19/02
Financial Manager Date

D. P. H. H. H. DEC 23 2002
Division of Purchasing Date

CONTRACT RECEIVED AND
PROCESSED BY
DIVISION OF FINANCE DEC 30 2002
Division of Finance Date

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ATTACHMENT A: STANDARD TERMS AND CONDITIONS

1. **AUTHORITY:** Provisions of this contract are pursuant to the authority set forth in 63-56, Utah Code Annotated, 1953, as amended, Utah State Procurement Rules (Utah Administrative Code Section R33), and related statutes which permit the STATE to purchase certain specified services, and other approved purchases for the STATE.
2. **CONTRACT JURISDICTION, CHOICE OF LAW, AND VENUE:** The provisions of this contract shall be governed by the laws of the State of Utah. The parties will submit to the jurisdiction of the courts of the State of Utah for any dispute arising out of this Contract or the breach thereof. Venue shall be in Salt Lake City, in the Third Judicial District Court for Salt Lake County.
3. **LAWS AND REGULATIONS:** Any and all supplies, services and equipment furnished will comply fully with all applicable Federal and State laws and regulations.
4. **RECORDS ADMINISTRATION:** The CONTRACTOR shall maintain, or supervise the maintenance of all records necessary to properly account for the payments made to the CONTRACTOR for costs authorized by this contract. These records shall be retained by the CONTRACTOR for at least four years after the contract terminates, or until all audits initiated within the four years, have been completed, whichever is later. The CONTRACTOR agrees to allow STATE and Federal auditors, and STATE Agency Staff, access to all the records to this contract, for audit and inspection, and monitoring of services. Such access will be during normal business hours, or by appointment.
5. **CONFLICT OF INTEREST:** CONTRACTOR represents that none of its officers or employees are officers or employees of the State of Utah, unless disclosure has been made in accordance with 67-16-8, Utah Code Annotated, 1953, as amended.
6. **CONTRACTOR, AN INDEPENDENT CONTRACTOR:** The CONTRACTOR shall be an independent contractor, and as such, shall have no authorization, express or implied, to bind the STATE to any agreements, settlements, liability, or understanding whatsoever, and agrees not to perform any acts as agent for the STATE, except as herein expressly set forth. Compensation stated herein shall be the total amount payable to the CONTRACTOR by the STATE. The CONTRACTOR shall be responsible for the payment of all income tax and social security amounts due as a result of payments received from the STATE for these contract services. Persons employed by the STATE and acting under the direction of the STATE shall not be deemed to be employees or agents of the CONTRACTOR.
7. **INDEMNITY CLAUSE:** The CONTRACTOR agrees to indemnify, save harmless, and release the STATE OF UTAH, and all its officers, agents, volunteers, and employees from and against any and all loss, damages, injury, liability, suits, and proceedings arising out of the performance of this contract which are caused in whole or in part by the negligence of the CONTRACTOR'S officers, agents, volunteers, or employees, but not for claims arising from the State's sole negligence.
8. **EQUAL OPPORTUNITY CLAUSE:** The CONTRACTOR agrees to abide by the provisions of Title VI and VII of the Civil Rights Act of 1964 (42USC 2000e) which prohibits discrimination against any employee or applicant for employment or any applicant or recipient of services, on the basis of race, religion, color, or national origin; and further agrees to abide by Executive Order No. 11246, as amended, which prohibits discrimination on the basis of sex; 45 CFR 90 which prohibits discrimination on the basis of age; and Section 504 of the Rehabilitation Act of 1973, or the Americans with Disabilities Act of 1990 which prohibits discrimination on the basis of disabilities. Also, the CONTRACTOR agrees to abide by Utah's Executive Order, dated March 17, 1993, which prohibits sexual harassment in the work place.
9. **SEPARABILITY CLAUSE:** A declaration by any court, or any other binding legal source, that any provision of this contract is illegal and void shall not affect the legality and enforceability of any other provision of this contract, unless the provisions are mutually dependent.
10. **RENEGOTIATION OR MODIFICATIONS:** This contract may be amended, modified, or supplemented only by written amendment to the contract, executed by the parties hereto, and attached to the original signed copy of the contract.
11. **DEBARMENT:** The CONTRACTOR certifies that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction (contract), by any governmental department or agency. If the CONTRACTOR cannot certify this statement, attach a written explanation for review by the STATE.
12. **TERMINATION:** Unless otherwise stated in the Special Terms and Conditions, this contract may be terminated, with cause by either party, in advance of the specified termination date, upon written notice being given by the other party. The party in violation will be given ten (10) working days after notification to correct and cease the violations, after which the contract may be terminated for cause. This contract may be terminated without cause, in advance of the specified expiration date, by either party, upon 90 days prior written notice being given the other party. On termination of this contract, all accounts and payments will be processed according to the financial arrangements set forth herein for approved services rendered to date of termination.
13. **SALES TAX EXEMPTION:** The State of Utah's sales and use tax exemption number is E33399. The tangible personal property or services being purchased are being paid from State funds and used in the exercise of that entity's essential functions. If the items being purchased are construction materials, they will be converted into real property by employees of this government entity, unless otherwise stated in the contract.
14. **WARRANTY:** The contractor agrees to warrant and assume responsibility for all products (including hardware, firmware, and/or software products) that it licenses, contracts, or sells to the State of Utah under this contract for a period of one year, unless otherwise specified and mutually agreed upon elsewhere in this contract. The contractor (seller) acknowledges that all warranties granted to the buyer by the Uniform Commercial Code of the State of Utah apply to this contract. Product liability disclaimers and/or warranty disclaimers from the seller are not applicable to this contract unless otherwise specified and mutually agreed upon elsewhere in this contract. In general, the contractor warrants that: (1) the product will do what the salesperson said it would do, (2) the product will live up to all specific claims that the manufacturer makes in their advertisements, (3) the product will be suitable for the ordinary purposes for which such product is used, (4) the product will be suitable for any special purposes that the State has relied on the contractor's skill or judgement to consider when it advised the State about the product, (5) the product has been properly designed and manufactured, and (6) the product is free of significant defects or unusual problems about which the State has not been warned. Remedies available to the State include the following: The contractor will repair or replace (at no charge to the State) the product whose nonconformance is discovered and made known to the contractor in writing. If the repaired and/or replaced product proves to be inadequate, or fails of its essential purpose, the contractor will refund the full amount of any payments that have been made. Nothing in this warranty will be construed to limit any rights or remedies the State of Utah may otherwise have under this contract.

2. The Contractor will provide and use safety barriers, signs, etc., to warn the public and employees of any possible safety hazards.
3. The Contractor shall provide all safety apparatus necessary to protect employees so they may operate equipment safely. The Contractor is further obligated to ascertain that all equipment is operated safely and according to current OSHA standards.
4. The Contractor shall be responsible for the safe operation of all equipment and shall properly train all employees in the safe operation of all equipment before allowing them to use said equipment.
5. The Contractor shall be responsible for insuring that they and their employees are in compliance with the requirements of the Federal Regulations 29 CFR 1910.1030 Blood borne Pathogens Standard.
6. Building keys will be issued to contractor at the beginning of the contract. All key replacements, for broken, lost or stolen keys, will be charged to the Contractor. Cost to rekey building(s), including new bitting codes, due to lost, misplaced or stolen keys by the Contractor, will be the responsibility of said Contractor. Contractor will be responsible for property which is stolen during the time period it takes to rekey the building(s).

IV. Insurance

The Contractor shall take out, pay for, and at all times during the performance of work hereunder, maintain, through companies or agencies approved by the Division containing provisions satisfactory to the Division, such public, contingent and employees liability compensation insurance and other employee benefit acts and from any and all claims for damage for personal injury, including death, and from claims for property damage or loss thereof, which may arise in or result from the performance of the work covered by the contract or by failure or omission of the Contractor to comply with any of the provisions of the contract. Such insurance shall include comprehensive general liability and property damage, including automobile, products-completed, operations and blanket broad form contractual, with coverage adequate in the amounts to be determined by the contractor to be reasonably necessary to afford protection from such claims, but with minimum limits as to both bodily injury and property damage of not less than \$1,000,000 each, which coverage shall be written on an occurrence basis.

V. Supplies

1. All chemicals used will be properly labeled by the Contractor and shall be approved in writing by the Division. A list of all chemicals to be used shall be submitted in writing for approval by the Division at least fifteen (15) days before beginning the work. All chemicals used must have Materials Safety Data Sheets (MSDS) attached. **These sheets are to be in a log in each area chemicals are stored.**
2. All washroom and toilet supplies such as paper and cloth towels, hand soap, toilet paper, shall be supplied by the Division and installed by the Contractor.
3. The Contractor shall maintain an accurate perpetual inventory of all materials turned over

to him and shall keep records of the rate of usage of these supplies.

VI. Employee Performance

Certain conduct cannot be tolerated on the premises. The Contractor shall enforce these conduct requirements strictly such as, but not limited to:

1. Theft, abuse or misuse of supplies or equipment at any location in the facility;
2. Verbal or physical abuse of any person, either employee, visitor or otherwise;
3. Use of, or displaying the effect of, alcohol or drugs during work hours;
4. Failure to follow specific security instructions;
5. Deliberate or habitual failure to follow safety instructions;
6. Consistent failure to wear the proper and designated work uniform in a clean, well-maintained condition;
7. All "No Smoking" ordinances, rules and policies shall be strictly observed in the facility included as a part of this janitorial contract.

VII. Equipment

1. All high grade equipment used shall be supplied by the Contractor. Only commercial vacuums, cleaners and buffers which thoroughly clean, polish and buff shall be used.
2. Equipment shall be kept in good repair. Equipment which is in such a state of repair as to potentially damage either the structure or anything therein shall not be used or allowed on the premises, i.e: defective or missing bumper cords, housing covers, etc.

VIII. Extra

1. Other services may be requested as necessary. The cost of all extra services shall be negotiated between parties, unless stipulated in the proposal. The cost of labor shall be based per hour or cost as established by this contract, unless otherwise agreed to. *Federal Minimum Wage Regulations apply.*

IX. Special Work Required

1. The Contractor shall coordinate with the Division's representative so as to perform all work under this contract without disrupting any special function scheduled in offices or committee rooms.

X. Work Required

CLEANING SCHEDULE: Schedules or calendars of all periodic work shall be turned in to the Facilities Manager weekly (or updated weekly).

1. A summary of products contractor will use as strippers and waxes; will be required at time of bid.

Daily Duties Prior to 5:30 p.m.

Empty all trash containers;
Dust mop or vacuum hallways and entries;
Vacuum all traffic areas;
Spot clean hallway walls;
Clean and polish drinking fountains;
Clean entry glass;
Clean all entries at least five (5) feet beyond drip line;
Empty and thoroughly clean ashtrays and sand urns;
Re-set chairs to standard positions in meeting rooms;
Spot clean all carpet;
Wipe down lunchroom and breakroom tables and chairs;
Clean conference tables;
Clean sinks and counter tops in office kitchen areas;
Clean restroom mirrors;
Clean restroom fixtures;
Clean restroom floors;
Clean shower rooms, where applicable;
Wet mop restroom floors and keep sealed and polished as needed;
Clean restroom walls and partitions;
Furnish and stock feminine hygiene products in dispensers located in women's restrooms;
Keep area around trash dumpster clean;
Broom in front of all entrances five (5) feet beyond drip line;
Shake and clean all entry walk-off mats;

Every Other Day Duties

Spray buff all tile floors after 5:00 p.m.

Monday, Wednesday and Friday Duties

Vacuum all offices;
Hand broom corners in corridors and halls;
Spot clean office and hall walls;
Clean around light switches;
Clean doors and door frames;
Damp mop computer rooms with water only;
Sanitize restroom fixtures, floors, walls and partitions;
Hand broom corners in corridors and stair banisters;
Polish bright work areas often touched;
Clean and polish all handrails and banisters.

Weekly Duties (Same Day Each Week)

Broom outside steps and landing areas to base of stairs;

Vacuum all upholstery (chairs and couches);
Dust furniture;
Dust and clean window sills;
Dust levelor blinds;
Dust and clean mopboards;
Dust and clean tops of partitions;
Clean all janitorial equipment and janitorial closets.

Monthly Duties (First Working Day Each Month)

Damp wipe all vinyl chairs and couches in offices, conference rooms and halls;
Dust all surface areas as necessary, clearing cobwebs, etc.

Quarterly Duties (January 15, April 15, July 15, October 15)

Dust and vacuum all air diffusers and grills;
Scour clean all office and hall trash containers.

Semi-Annual Duties

Clean and treat all vinyl, leather, and upholstery chairs and couches;
Vacuum draperies;
Strip and re-finish floors or as needed;
Clean all partition glass (or as needed);
Clean levelor blinds - April and November;

XI. Hourly Set-Up of Facility

- A. The Contractor shall provide sufficient workmen, on a five (5) day week basis, Monday through Friday, to adequately perform the work. Authorized state holidays shall be excluded. The Contractor shall provide time cards to verify hours worked. All original time cards and sign-in sheets shall be submitted to Division by Contractor with payment invoices. The minimum hourly rate for this contract shall be in accordance with the Federal Minimum Wage Regulations.
- B. The Contractor shall provide the following minimum man-hours per day:

2 1/2 Hours of Work Each Day. If the Contractor fails to provide the labor man-hours agreed to, the number of hours shorted shall be deducted from contract payment.
- C. Tenant requests shall be made through the Division representative, except for minor cleaning requests which may be made directly to the workman using a communication system jointly agreed upon by the Division and the Contractor.

XII. Schedule of Performance

This schedule itemizes, by frequency category, the tasks expected in the regular cleaning of the facility, and shall be the minimum acceptable performance. Tasks have been defined to allow more efficient inspection of task performance. The Contractor shall provide a detailed schedule of the task or area to be serviced on a given date. Changes in the frequencies, or days of performance of any duty, shall be made by mutual agreement with the Division and shall be specified in writing.

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JANITORIAL BID SUMMARY SHEET

RX 100 34M80000009
RM3029

BUILDING: Farmington Public Safety
661 N. Lagoon Dr.
Farmington, Utah

BID SUBMITTED BY:

AAA BUILDING MAINTENANCE
P.O. BOX 1545
LAYTON, UT 84041

1. CONTRACT

Cost for janitorial service in adherence to all contract documents and work schedules shall be:

1st Year	\$ <u>7,200</u>	4th Year	\$ <u>7,425</u>
2nd Year	\$ <u>7,200</u>	5th Year	\$ <u>7,650</u>
3rd Year	\$ <u>7,425</u>		

TOTAL FOR ALL FIVE YEARS \$ 36,900

Payments shall be made in monthly installments. Contractor's billing shall be submitted to the Division within five (5) days following each periods completed work. A complete breakdown of all costs for labor, equipment, overhead, profit, other, etc. for each of the above quoted prices may be requested by the State of Utah Division of Purchasing, Purchasing Agent.

2. CONTRACT LABOR

For extra work, unscheduled emergency or additional services not included in the above quoted price, the rate per hour (including all loaded payroll costs) and markup will be as follows:

Building Supervisor	\$ <u>12</u>	Lead Person	\$ <u>10</u>
Porter or Matron	\$ <u>7.5</u>	Janitor	\$ <u>7.5</u>
Floor Person	\$ <u>8.5</u>	Utility	\$ <u>8.5</u>
Other	\$ <u>7.5</u>	Other	\$ <u>7.5</u>

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A & A Building Maintenance & Janitorial Services, Inc.

PO Box 1545, Layton, UT 84041

Farmington Complex

							Total
Labor Cost (5 days per week)	2.5 *5 =	12.5 hrs	50 hrs mth*	\$ 7.25	\$ 362.50		\$ 362.50
Ins, Taxes, Overhead				26%	\$ 94.25		\$ 456.75
Equipment, Supplies, Cleaning Chem				10%	\$ 45.68		\$ 502.43
Company Gross Profit					\$ 97.57		\$ 600.00

Contract for \$ 600 per month

Janitorial Specifications for
Farmington Public Safety
RM3029

X. Work Required

CLEANING SCHEDULE: Schedules or calendars of all periodic work shall be turned in to the Facilities Manager weekly (or updated weekly).

Daily Duties 3:00 p.m. to 5:00 p.m.

- Empty all trash containers;
- Dust mop or vacuum hallways and entries;
- Vacuum Highway Patrol area;
- Spot clean hallway walls;
- Clean and polish drinking fountains;
- Clean entry glass;
- Clean all entries at least five (5) feet beyond drip line;
- Empty and thoroughly clean ashtrays and sand urns;
- Re-set chairs to standard positions in meeting rooms;
- Spot clean all carpet;
- Wipe down lunchroom and breakroom tables and chairs;
- Clean conference tables;
- Clean sinks and counter tops in office kitchen areas;
- Clean restroom mirrors;
- Clean restroom fixtures;
- Clean restroom floors;
- Clean shower rooms, where applicable;
- Wet mop restroom floors and keep sealed and polished as needed;
- Clean restroom walls and partitions;
- Furnish and stock feminine hygiene products in dispensers located in women's restrooms;
- Keep area around trash dumpster clean;
- Broom in front of all entrances five (5) feet beyond drip line;
- Shake and clean all entry walk-off mats;

Daily Duties after 5:00 p.m.

Vacuum Driver's License area.

Every Other Day Duties

Spray buff all tile floors after 5:00 p.m.

Monday, Wednesday and Friday Duties

- Vacuum all offices;
- Hand broom corners in corridors and halls;
- Spot clean office and hall walls;
- Clean around light switches;
- Clean doors and door frames;
- Damp mop computer rooms with water only;
- Sanitize restroom fixtures, floors, walls and partitions;

Hand broom corners in corridors and stair banisters;
Polish bright work areas often touched;
Clean and polish all handrails and banisters.

Weekly Duties (Same Day Each Week)

Broom outside steps and landing areas to base of stairs;
Vacuum all upholstery (chairs and couches);
Dust furniture;
Dust and clean window sills;
Dust and clean mopboards;
Dust and clean tops of partitions;
Clean all janitorial equipment and janitorial closets.

Monthly Duties (First Working Day Each Month)

Damp wipe all vinyl chairs and couches in offices, conference rooms and halls;
Dust all surface areas as necessary, clearing cobwebs, etc.

Quarterly Duties (January 15, April 15, July 15, October 15)

Dust and vacuum all air diffusers and grills;
Scour clean all office and hall trash containers.

Semi-Annual Duties

Interior window cleaning;
Clean and treat all vinyl, leather, and upholstery chairs and couches;
Vacuum draperies;
Strip and re-finish floors or as needed;
Clean all partition glass (or as needed);
Clean levelor blinds - April and November;

XI. Hourly Set-Up of Facility

- A. The Contractor shall provide sufficient workmen, on a five (5) day week basis, Monday through Friday, to adequately perform the work. Work will be accomplished between 3:00 p.m. and 5:30 p.m.. Authorized state holidays shall be excluded. The Contractor shall provide time cards to verify hours worked. All original time cards and sign-in sheets shall be submitted to Division by Contractor with payment invoices. The minimum hourly rate for this contract shall be in accordance with the Federal Minimum Wage Regulations.
- B. The Contractor shall provide the following minimum man-hours per day:

2 1/2 Hours of Work Each Day from 3:00 p.m. to 5:30 p.m.. If the Contractor fails to provide the labor man-hours agreed to, the number of hours shorted shall be deducted from contract payment.
- C. Tenant requests shall be made through the Division representative, except for minor cleaning requests which may be made directly to the workman using a communication system jointly agreed upon by the Division and the Contractor.

XII. Schedule of Performance

This schedule itemizes, by frequency category, the tasks expected in the regular cleaning of the facility, and shall be the minimum acceptable performance. Tasks have been defined to allow more efficient inspection of task performance. The Contractor shall provide a detailed schedule of the task or area to be serviced on a given date. Changes in the frequencies, or days of performance of any duty, shall be made by mutual agreement with the Division and shall be specified in writing.

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