

Invitation for Bid (IFB)

TAC 037M

Supplies or Services Requested: Janitorial Services for A.B. Jewell Water Treatment Plant, Mohawk Water Treatment Plant, Raw Water Facility

Department: Asset Management

NIGP Commodity Code(s): 910-39

Solicitation Schedule

EVENT	DATE
IFB Issue Date	06/24/2026
Pre-Bid Conference Mohawk Water Treatment Plant, Administration Building 3600 Mohawk Blvd, Tulsa, OK 74115	07/09/2026 at 10:00 AM CT
Deadline for Questions <i>Submitted to assigned buyer via email.</i>	07/13/2026 <i>10 Days prior to IFB due date</i>
Bid Submission Date <i>Either mailed or delivered to City Clerk address. Bids are open the day after the due date.</i>	07/22/2026

If You have any questions or need additional information, contact the Assigned Buyer:

Angie Tune, Senior Buyer | atune@cityoftulsa.org
*All questions should be emailed with **TAC 037M** on the subject line.*

Submit Bids (sealed) to:

City of Tulsa – City Clerk’s Office
 175 E. 2ND St., Suite 260
 Tulsa, OK 74103

*Bids (2 total:1 original, 1 copy) must be sealed and either mailed or delivered. Write the Bid Number, Supplies or Service requested (as listed above) and Bid Opening Date on the lower left corner of the outside of Your Bid envelope. Feel free to use included packing slip. No faxed or emailed Bids will be considered. Barring certain circumstances (Section III-5), Bids received after the stated date and time **will not be accepted and will be returned to the Bidder unopened.***



I. STATEMENT OF PURPOSE:

1. Overview and Goals

The goal of this solicitation is to secure a source to provide Janitorial Services for A.B. Jewell Water Treatment Plant, Mohawk Water Treatment Plant, and Raw Water Facility for the Asset Management Department of the City of Tulsa.

2. Term of Contract

The City intends to award a one-year annual contract. The City may offer the Seller the opportunity for additional one-year terms. The City also reserves the right to make multiple or partial awards. To do business with the City, You must agree to the terms and conditions of the City's standard Purchase Agreement, indicated by Your **Authorized Agent's** signature on the Purchase Agreement.

Capitalized terms used in this IFB and not defined in the Purchase Agreement shall have the meanings as ascribed to them in Title 6, Chapter 4 of the [Tulsa Revised Ordinances](#).

The entire Invitation for Bid (IFB), including any additional information submitted by Bidder and Accepted by City will be included as part of the Agreement between Seller and City. **All sheets of this IFB (including Sections I-VI) must be submitted.**

Authorized Agent

Several parts of the Bid (Affidavits, Purchase Agreement) must be signed by an **"Authorized Agent."** An **Authorized Agent** means an agent who is legally authorized to bind the Seller under the law of the state in which the Seller is legally organized. For instance, under Oklahoma law, the **Authorized Agent** for each of the following types of entities is as stated below:

- **Corporations** – the president, board chair or board vice chair (or the vice president if the corporation was formed in Oklahoma) can sign; others can sign if they have and provide the City with (i) a corporate resolution giving them authority to bind the Seller, and (ii) a recent certificate of secretary indicating the authority is still valid and was in full force and effect on the date of the signature. (See IFB Section VI for sample of a Certificate of Secretary)
- **General Partnerships** – any partner can sign to bind all partners.
- **Limited Partnerships** – the general partner must sign.
- **Individuals** – no additional authorization is required, but signatures must be witnessed and notarized.
- **Sole Proprietorship** – the owner can sign. Any other person can sign if s/he provides a recent Power of Attorney, signed by the owner, authorizing him/her to bind the sole proprietorship.
- **Limited Liability Company (LLC)** – any manager of the LLC elected by the members of the LLC, or any member signing as manager of the LLC. All other signers will need a Consent of Members signed by all the Members of the LLC authorizing their signature on or up to 30 days before the date of their signature. (See Section VI for sample of a Consent of Members)

Entities organized in states other than Oklahoma must follow the law of the state in which they are organized.

II. SCOPE OF SERVICES AND SPECIFICATIONS

1. Scope of Services

The City is requesting Bids for Janitorial Services for A.B. Jewell Water Treatment Plant, Mohawk Water Treatment Plant, and Raw Water Facility for the Asset Management Department.

Seller Qualifications

1. Sellers must have and maintain a phone number where they can be contacted within thirty (30) minutes, seven (7) days per week.
2. Sellers must also have and maintain a separate working email where copies of reports, pictures, and other information can be sent as needed.

Delivery Requirements

All prices quoted shall be based on delivery F.O.B. Tulsa, Oklahoma or to any other points as may be designated in the Specifications, with all charges prepaid by Seller to the actual point of delivery. Bids must state the number of Days required for delivery under normal conditions.

Absolutely no items over 500lbs. may be directly shipped to the City requiring the City personnel to unload from the shipping truck or trailer. The City carries no responsibility for any damages incurred during an unloading occurrence. All unloading shall be the responsibility of the Seller and/or shipping entity.

2. Specifications

The Bid **must** meet or exceed the following Specifications.

3. SERVICES/SUPPLIES/EQUIPMENT:

Seller shall furnish all necessary labor, tolls, appliances, equipment, supplies, maintenance, and other accessories, services, and facilities to perform the janitorial services at the City facilities designated in this IFB other than supplies supplied by the City of Tulsa.

4. CLEANING REQUIREMENTS:

The specific cleaning requirements specified herein establish the minimum cleaning requirements. It is expressly understood by the Seller that the intent of this Agreement is to supply the complete janitorial services for the interior and exterior portions of the buildings listed.

5. AREA INCLUDED IN THE AGREEMENT:

All offices, foyers, hallways, entryways, doors, windows, stairways, closets, conference rooms, hearing rooms, libraries, restrooms, breakrooms, coffee rooms, elevator cabs, sidewalks up to 6 feet around entire location, storage areas, and interior windows or partitions as applicable to this Agreement.

6. AREA EXCLUDED FROM THE AGREEMENT:

No work is required in elevator pits.

7. LABOR HOURS:

Seller shall guarantee a minimum of labor hours, including lead personnel, on all shifts. These guaranteed minimum labor hours are for general purpose cleaning only. Additional labor for periodicals will be required, and each Bidder shall include the labor for such periodic work in their total cost per month of each item bid. Whatever labor hours the Seller guarantees will be

expected. If the Seller supplies less than the guaranteed labor hours a deduction of \$15/hour shall be made for each hour not supplied.

8. **INITIAL CLEANING:**

Upon cleaning each area for the first time, as identified on the task and frequency schedule of this Agreement, the Seller shall remove all residual, accumulated dirt and soil; even though such dirt and soil may have been in existence prior to the effective date of this Agreement.

SUPPLIES:

1. **SELLER FURNISHED SUPPLIES:**

The Seller will furnish all necessary supplies other than those listed as supplied by the City of Tulsa including but not limited to cleaners, disinfectants, waxes, wax stripping materials, wastebasket liners, and other products required to provide the cleaning services at all locations listed in Table 1. Supplies shall be of the highest quality and the most suitable type or grade for the work specified under this Agreement. Only non-fragrance type supplies shall be used during the term of this Agreement.

2. **CITY OF TULSA FURNISHED SUPPLIES:**

The City of Tulsa shall provide the following supplies for this Agreement and the Seller will use these supplies to fill dispensers also supplied by the City: toilet tissue, paper towels, liquid hand soap.

UNDER NO CIRCUMSTANCES ARE CITY OF TULSA SUPPLIES TO BE USED IN THE CLEANING OF ANY CITY-OWNED FACILITIES COVERED BY THIS AGREEMENT. SANITARY NAPKIN AND TAMPON VENDING MACHINES WILL BE THE TOTAL RESPONSIBILITY OF THE SELLER. THIS INCLUDES VENDING AND MAINTENANCE OF EACH UNIT. SELLER WILL PROVIDE PRODUCT.

EQUIPMENT:

1. **SELLER FURNISHED EQUIPMENT:**

The Seller shall furnish all equipment for accomplishment of all work specified at all locations listed in Table 1. Seller's equipment shall be of the size and type suitable for accomplishment of the various types of work described herein and for operating from existing sources of City furnished electrical power.

2. **EQUIPMENT INSPECTION:**

All equipment and attachments necessary to perform the work described in these Agreement documents must be available for inspection at the site named in the Agreement. The equipment and attachments must be in new condition and capable of performing the work for which they were intended. If new equipment is on order, purchasing documents that describe the equipment sufficiently for evaluation must be available for review by Building Operations Section of the Asset Management Department or authorized representative. Such equipment must be on the job site within 30 calendar days from the effective date of the Agreement. The new equipment will be subject to inspection for compliance.

SCHEDULING:

Seller shall be responsible for the scheduling of the cleaning services specified herein per Table 1. All services shall be performed during the frequency schedules prescribed in this Agreement and all work shall be completed without interfering with the proper performance of City of Tulsa day-to-day procedures within the facilities. The City reserves the right to approve and make suggested changes to the schedule set up by the Seller.

WORK SCHEDULE:

Seller shall perform all scheduled work under the Agreement as outlined in the “REQUIRED TASK AND FREQUENCY SCHEDULE”.

**TABLE 1
 JANITORIAL CLEANING LOCATIONS**

LOCATION	ADDRESS	SQ. FOOTAGE
A.B. Jewell Administration/Filter Control Building 1 st Floor 2 nd Floor 3 rd Floor High Service Pump Station Chemical Feed Building Sludge Handling Facility Maintenance Facility TOTAL – A.B. JEWELL	18707 E. 21st Street, Tulsa, OK 74134	10,750 sq ft 5,000 sq ft 5,000 sq ft 1,470 sq ft 1,420 sq ft 870 sq ft <u>2,980 sq ft</u> 27,490 sq ft
Mohawk Treatment Facility Asset Management Security Building Mohawk Street Maintenance QA/QC Building Administration & Maintenance Sludge Handling (Mohawk) Visitors Center Chemical Building Education Center Distribution Pump Station TOTAL – MOHAWK	3600 Mohawk Blvd, Tulsa, OK 74115	3,000 sq ft 1,560 sq ft 4,028 sq ft 4,498 sq ft 1,500 sq ft 2,508 sq ft 640 sq ft 8,353 sq ft <u>6,060 sq ft</u> 32,147 sq ft
Raw Water Supply Facility Front Office Building Back Shop Crew Rooms and Restrooms Technician’s Office Building TOTAL – RAW WATER SUPPLY	2601 N 193rd E Ave, Catoosa, OK 74015	3,590 sq ft 3,780 sq ft <u>1,800 sq ft</u> 9,170 sq ft

All cleaning such as but not limited to cleaning of carpets, stripping, and waxing of hard floor surfaces, sealer applied to restroom/locker room floors and wall tiles, and other periodicals shall be coordinated through the **Operations Manager** or their authorized representative a minimum of at least one (1) week before the cleaning is started.

1. **SELLER MATERIAL SAFETY DATA SHEETS (MSDS):**

The Seller will be familiar with and operate within the guidelines set forth by the Occupational Safety and Health Act and other Federal, State, or local regulations, which affect custodial and housekeeping operations. One (1) set of Material Safety Data Sheets must be supplied to the Building Operations Section of the Asset Management Department for all chemicals and cleaning agents utilized under this Agreement within five (5) days after award. All chemicals utilized in City facilities must be properly identified with manufacturer’s label and name of custodial company on each container.

In accordance with OSHA Hazard Communication Standards, all chemical containers must be clearly labeled with the product name, the manufacturer’s original label, and the Seller’s identification. Any unmarked, improperly labeled, or unidentified chemical container found on

site will be removed from service immediately. The Seller will be notified of the removal and will be responsible for replacing the chemical with a properly labeled container before it may be used again.

SUPERVISION AND TRAINING OF EMPLOYEES:

1. The Seller shall provide supervision and appropriate training to assure competent performance of the work, and the Seller or their authorized agent will make sufficient daily routine inspections to ensure that the work is performed as required by this Agreement. Copies of these inspection reports will be provided to the City daily.
2. Seller’s Job Manager and Supervisors must be able to read chemical labels, job instructions, and signs, as well as communicate effectively with management personnel or other City of Tulsa employees.

ASSIGNMENT OF EMPLOYEES:

The Seller hereby agrees that any of its employees who may be assigned to perform services under this Agreement, shall be used exclusively for that purpose during the hours that they are working in areas covered by this Agreement.

SECURITY

SELLER AND EMPLOYEE’S SECURITY CLEARANCE:

Prior to commencing any work under this Agreement, the City of Tulsa requires that the Seller and any principals, officers, or employees who will work on City premises undergo an enhanced background check. The Seller shall ensure this requirement is met and pay for all costs associated with obtaining clearances.

Seller must submit to the City of Tulsa Security Office within **fourteen (14) days** prior to the starting date of this Agreement a completed Oklahoma State Bureau of Investigation (OSBI) Criminal History Information Request, formerly known as Form #CHRD01, for all principals, officers, or employees who will work on any City premises covered by this Agreement. This report must be current and performed **within the past thirty (30) days**.

This same “Criminal History Information Request” requirement must be met for all new employees added during the term of the Agreement and must also be submitted within **fourteen (14) days** prior to working in City facilities. This report must be current and performed **within the past thirty (30) days**.

The City of Tulsa Security Office shall be notified within **twenty-four (24) hours** of any changes of employment pertaining to employees that work in City of Tulsa buildings.

Identification badges shall be returned to City of Tulsa Security Office within **seventy-two (72) hours** upon termination of an employee for any reason.

Official City of Tulsa identification badges shall be issued by the City of Tulsa Security Office and shall be worn and displayed at all times by Seller and all Seller’s employees while on City premises.

FAILURE TO COMPLY WITH THE SECURITY CLEARANCE SECTION MAY CAUSE CANCELLATION OF THIS AGREEMENT.

BUILDING SECURITY:

Only authorized Seller’s employees are allowed on the premises of the City of Tulsa buildings. Acquaintances, family members, assistants, or any other person shall not accompany Seller’s employees in their work area unless said person is an authorized Seller’s employee.

Minors, including family members of the Seller or their employees, are not to be on the project sites during work hours and are prohibited from performing any work under this Agreement.

Seller’s employees are specifically prohibited from signing for or acknowledging receipt of deliveries to City Departments.

KEYS:

Seller will be provided with keys to allow access to non-restricted rooms, which require cleaning. All keys provided to the Seller shall not be duplicated, nor are they to be removed from the property.

TELEPHONE SERVICE:

Seller’s employees shall be allowed job-related use of local City telephone service at no cost to the Seller. Seller will pay the cost of repairing any damage caused by Seller’s employees to the telephone equipment over and above normal wear and tear. No toll charges will be allowed for the Seller and/or Seller’s employees. A list of emergency telephone numbers will be maintained at the work locations by the Seller and shall include the Police and Fire Departments.

GENERAL INFORMATION:

1. WORK REPORTS (Supplied by the City of Tulsa):

Work reports will only be required if any property or equipment is not in a serviceable or operating condition, such as, but not limited to, damage, vandalism, or broken windows, discrepancies from routine work schedule, etc. The work report shall be signed and dated by Seller and submitted to the Asset Management Department by start of work shift the following day. Work reports will be maintained by Seller.

All issues and/or complaints of a minor nature, or similar isolated incidences may be handled directly between the Seller’s foreman and the Facility Manager or authorized representative. A work report will not be necessary for minor incidents.

2. INSPECTIONS:

The Building Operations/Asset Management Department or authorized representative may conduct random daily inspections of the areas covered under this Agreement. Any major complaints that require documentation of services performed or alleged violation of the Agreement either by the Seller or the City shall be filed by either and/or both parties in writing to Building Operations/Asset Management Department, within twenty-four (24) hours after the infraction.

3. SIGN-IN SHEETS:

A. A.B. Jewell WTP and Mohawk WTP: Each person working in these City facilities will be required to sign in and out with Security at each location daily and sign in and out of Janitorial Logbook.

B. Raw Water Site: Each person working at this City facility will sign in and out of Visitor Logbook daily.

Each person working in City facilities will be required to sign in and out and under no circumstances shall any individual enter another person's name or time on this form. Failure to sign the sign-in sheet will result in being counted as skipped service with corrective action taken as listed per "SELLER'S PERFORMANCE AND PENALTIES".

ADDITIONAL REQUESTED SERVICES AND SERVICE REDUCTIONS:

1. ADDITIONAL SERVICE REQUESTED:

In the event that other custodial services, in addition to or separate from the services specified herein, may be deemed necessary by the Asset Management Department or authorized representative, the Seller may be requested to perform the additional services.

The Seller will be reimbursed by the City on the basis of the hourly labor rate specified by the Seller in Exhibit A of this Agreement, plus the City of Tulsa approved cost of the materials needed for the additional cleaning service.

2. SUSPENSION OF SERVICES:

The City of Tulsa reserves the right to either temporarily or permanently suspend custodial services at various locations or areas listed in this Agreement. Notice of such suspensions will be made through the Building Operations Section of the Asset Management Department or authorized representative by verbal communication followed by a written letter.

Price decreases shall be based on a per square foot cost utilizing the current Agreement price, approximate total square feet as listed in Table 1 and square feet removed from cleaning.

EMERGENCY AND/OR PANDEMIC SERVICES:

In the event of an emergency and/or pandemic threat to the City of Tulsa, the Asset Management Department will work closely with the Seller to ensure appropriate CDC disinfectants are utilized and any additional Janitorial Services requirements are met. The frequency of cleaning and disinfecting will be required to be recorded on the janitorial checklist and provided daily to the Asset Management Department. Checklist list will be provided. Failure to provide this information as required will result in the City of Tulsa taking the appropriate actions necessary to ensure these guidelines are met.

SELLER'S PERFORMANCE AND PENALTIES:

When a Seller is notified, with photographic evidence of discrepancies, that services were not provided on a scheduled date or the overall quality level was unsatisfactory, an amount equal to one month's bill pro-rated for the number of days of unsatisfactory or skipped services received in that month will be deducted from balances due or to become due the Seller.

If the quality of the services is unacceptable, then an amount will be deducted from the balance due or to become due the Seller to cover the time necessary to make the deficient function acceptable, multiplied by \$18.00 per work-hour or multiplied by the hourly labor rate specified by the Seller in the Exhibit A – Delivery and Pricing form of this Agreement, whichever is greater. The minimum deduction, regardless of the time necessary to correct the deficiency, shall be \$54.00.

A Seller may be allowed the option of eliminating a deduction for washroom deficiencies only. To exercise this option the Seller must begin corrective action on site within three (3) hours of notification of the deficiency. If the Seller cannot be contacted at a contracted facility site or by phone, the option to eliminate a deduction by correcting the deficiency is waived.

The Asset Management Department or authorized representative will decide all questions which may arise as to the quality and acceptability of any work performed under this Agreement. If, in the opinion of the Deputy Director or authorized representative, performance becomes unsatisfactory, the City shall notify the Seller.

Repeated instances of unsatisfactory performance may result in cancellation of the Agreement for default.

The specific cleaning requirements specified herein establish the minimum cleaning requirements. The Seller shall be responsible to supply complete custodial services for the interior and exterior portions of the buildings listed.

The following penalties will be enforced:

Check In and Out Sheets must be completed daily. There will be a deduction for the amount of time not identified on the Check In and Out Sheets. If minimum hours are not met by the Seller, the number of missed hour(s) will be deducted by the cost per hour / per employee off the monthly invoice.

Daily checklists will be required to be turned in daily to the clerical staff on duty each day to include weekends. There will be \$25.00 deduction off the monthly invoice for each checklist which was not returned properly.

CLEANING SUPPLIES AND EQUIPMENT STORAGE SPACE:

Seller may store supplies, materials, and equipment only in storage areas in the City of Tulsa facility premises designated by the Building Operations Section of the Asset Management Department or authorized representative. Seller agrees to keep their portion of this storage area in accordance with all applicable fire regulations. The use of City storage facilities will be on a space available basis and subject to the approval of the Building Operations Section of the Asset Management Department or authorized representative. Under no circumstances will materials or equipment be placed or left in hallways, corridors, restrooms, or other spaces accessible to the public.

HOUSEKEEPING SERVICE:

All wet mopheads, sponges, and other similar tools must be rinsed carefully after use and replaced with new or clean dry mopheads, sponges, etc., when rinsing no longer restores them to a reasonable state of cleanliness, or daily, whichever occurs sooner. Conventional brooms push or otherwise (unless otherwise specified), will not be used inside the building. Chemically treated mopheads will be used exclusively. When not in actual use, all such equipment, tools, and carts will be stored or left only in the designated storage area.

Dirty water and cleaning solutions shall be disposed of immediately in slop sinks or floor drains. Floors and fixtures of areas where water is obtained and disposed of shall always be kept clean and sanitary. All cleaning gear closets shall be mopped daily. Sinks will be cleaned daily and sink strainers or floor drain covers shall not be removed except for cleaning purposes and shall then be properly replaced. Care will be taken to prevent mop shreds and other such material from getting into drains.

REQUIRED TASK AND FREQUENCY SCHEDULE

SECTION A:

A. B. JEWEL, 18707 E. 21ST STREET – ADMINISTRATION, FILTER CONTROL BUILDING:

1ST FLOOR

DAILY SERVICES:

- Clean, polish, and sanitize drinking fountains.
- Dust all desks, file cabinets, tables, chairs, pictures, window ledges, computers, and woodwork.
- Empty and clean wastebaskets and ashtrays.
- Fill all dispensers (soap, towel, tissue, etc.).
- In lunchroom, wash tables and counter tops.
- In restrooms and locker rooms, disinfect commodes and lavatories, clean and polish bright metal and mirrors, clean partitions, control odor, and dust lockers.
- Sweep and wet mop restrooms, locker room, operator's lab, lunchroom, elevator, stairway from 1st to 3rd floor, and copy room.
- Sweep cobwebs from ceilings, corners of rooms, and windows.
- Sweep pilot plant room.
- Sweep, wet mop, and buff halls, offices, conference room, control room, and display room.
- Vacuum entry carpets.
- Any storage area used by janitorial Suppliers must be kept clean and orderly.

WEEKLY SERVICES:

- Sweep and wet mop display room.
- Sweep and wet mop filter gallery and pilot plant room.
- Sweep and wet mop records rooms, storage room, and telephone equipment room.
- Sweep front walks.
- Sweep or hose down back docks and stair-tower.
- Sweep walkways along the outside of filter gallery.

MONTHLY SERVICES:

- Clean and wax all wood doors.
- Clean tile walls in restrooms and locker rooms.
- Clean, wax, and buff all tile floors.
- Empty outside smoke stations.
- Sweep, mop, and buff filter gallery and pilot plant room.
- Wash all interior windows.

QUARTERLY SERVICES: (Services to be performed in March, June, September, and December of each year)

- Clean all metal doors and window frames.
- Clean light fixtures and ceiling vents.
- Clean tile shower walls and floors.
- Strip, wax, and buff all tile floors and clean grouting.
- Wash all walls.
- Wash windows inside and out up to a height of eight (8) feet.

2ND FLOOR

DAILY SERVICES:

- Empty and clean wastebaskets.

- Fill all dispensers (soap, towel, tissue, etc.).

TRI-WEEKLY SERVICES: (Services to be performed Monday, Wednesday, and Friday)

- Clean, polish, and sanitize drinking fountains and sinks.
- Dust all desks, file cabinets, tables, chairs, pictures, window ledges, computers, and woodwork.
- In restrooms, disinfect commodes and lavatories, clean and polish bright work and mirrors, clean partitions, and control odors.
- Sweep and wet mop halls, offices, conference room, and restrooms.
- Sweep cobwebs from corners of rooms, halls, and windows.

MONTHLY SERVICES:

- Clean and wax all wood doors.
- Clean, wax, and buff all tile floors, including library.
- Clean tile walls in restrooms.

QUARTERLY SERVICES: (Services to be performed in March, June, September, and December of each year)

- Clean ceiling vents.
- Strip, wax, and buff all tile floors and clean grouting.
- Wash windows inside and out up to a height of eight (8) feet.
- Wash walls.

3RD FLOOR

DAILY SERVICES:

- Empty and clean wastebaskets.
- Fill all dispensers (soap, towel, tissue, etc.).

TRI-WEEKLY SERVICES: (Services to be performed Monday, Wednesday, and Friday)

- Clean, polish, and sanitize drinking fountains and sinks.
- Dust all desks, file cabinets, tables, chairs, pictures, window ledges, computers, and woodwork.
- In restrooms, disinfect commodes and lavatories, clean and polish bright work and mirrors, clean partitions, and control odor.
- Sweep and wet mop halls, offices, lab instrument rooms, sample room, and restrooms.
- Sweep cobwebs from corners of rooms, halls, and windows.

MONTHLY SERVICES:

- Clean and wax all wood doors.
- Clean tile walls in restrooms.
- Clean, wax, and buff all tile floors.
- Sweep and wet mop storage room.

QUARTERLY SERVICES: (Services to be performed in March, June, September, and December of each year)

- Clean all metal doors and window frames.
- Clean ceiling vents.
- Strip, wax, and buff all tile floors and clean grouting.
- Wash walls.
- Wash windows inside and out up to a height of eight (8) feet.

HIGH SERVICE PUMP STATION (UPPER FLOOR):

WEEKLY SERVICES:

- Clean, polish, and sanitize drinking fountain.
- Dust all window ledges and walls.
- Empty and clean wastebaskets.
- In restrooms, clean and disinfect commode, clean and polish bright work and mirror.
- Sweep cobwebs from ceiling and corners of rooms.

QUARTERLY SERVICES: (Services to be performed in March, June, September, and December of each year)

- Clean all block walls.
- Wash windows inside and out up to a height of eight (8) feet.

CHEMICAL FEED BUILDING:

TRI-WEEKLY SERVICES: (Services to be performed Monday, Wednesday, and Friday)

- Empty and clean wastebaskets.
- Fill all dispensers (soap, towel, tissue, etc.).
- Dust all desks, cabinets, tables, chairs, pictures, window ledges, walls, and woodwork.
- In restrooms, clean and disinfect commodes and lavatories, clean and polish bright work and mirrors, clean partitions, and control odor.
- Sweep and wet mop restroom and control room.
- Sweep cobwebs from ceilings and corners of control room and restroom.
- Wash down main hallway.

MONTHLY SERVICES:

- Clean doors and window frames in control room and restroom.
- Clean, wax, and buff floors in control room and restroom.

SLUDGE HANDLING FACILITY:

DAILY SERVICES:

- Clean, polish, and sanitize drinking fountains.
- Dust all desks, cabinets, tables, chairs, pictures, lockers, window ledges, walls, and woodwork.
- Empty and clean wastebaskets and ashtrays.
- Fill all dispensers (soap, towels, tissue, etc.).
- In restrooms, clean and disinfect commodes and lavatories, clean and polish bright metal and mirrors, and control odor.
- Sweep and wet mop control room, restrooms, and electrical room.
- Sweep cobwebs from ceiling and corners of control room, restrooms, and electrical room.

WEEKLY SERVICES:

- Sweep, wet mop, and buff floors in control room and restrooms.

QUARTERLY SERVICES: (Services to be performed in March, June, September, and December of each year)

- Clean ceiling vents in control room and restrooms.
- Clean walls and woodwork in control room and restrooms.
- Wash windows inside and out up to a height of eight (8) feet.

MAINTENANCE FACILITY:

DAILY SERVICES:

- Clean, polish, and sanitize drinking fountain.
- Dust all desks, file cabinets, storage cabinets, tables, chairs, pictures, window ledges, computers, walls, and woodwork.
- Empty and clean wastebaskets.
- Fill all dispensers (soap, towel, tissue, etc.).
- In locker rooms, disinfect commodes and lavatories, clean and polish bright work and mirrors, clean partitions, and control odor.
- Sweep and wet mop halls, offices, electrical shop, electronics lab, workstations, lunchroom, vestibule, and locker rooms.
- Sweep cobwebs from ceilings and corners of rooms, halls, and windows.
- Any storage area used by janitorial service must be kept clean and orderly.

MONTHLY SERVICES:

- Clean all doors in administration area of Maintenance Building.
- Clean, wax, and buff all tile floors.

QUARTERLY SERVICES: (Services to be performed in March, June, September, and December of each year)

- Clean all walls in administration area of Maintenance Building.
- Strip, wax, and buff all tile floors.
- Wash windows inside and out up to a height of eight (8) feet.

SECTION B:

MOHAWK WATER TREATMENT PLANT, 3600 MOHAWK BLVD

ADMINISTRATION, MAINTENANCE, AND QA/QC LABORATORY BUILDING

DAILY SERVICES:

- Clean all carpeted areas.
- Clean, polish, and sanitize drinking fountains.
- Dust all desks, file cabinets, tables, chairs, pictures, window ledges, walls, woodwork, and light fixtures.
- Dust mop and/or sweep filter gallery.
- Empty and clean wastebaskets and ashtrays.
- Fill all dispensers (soap, towel, tissue, etc.).
- In restrooms and locker rooms, disinfect commodes, showers, and lavatories, clean and polish bright metal and mirrors, clean partitions, and control odor.
- Sweep and buff tile floors (halls, offices, pilot plant rooms, entry, clerk's office, and all of QA/QC building).
- Sweep and wet mop restrooms, locker rooms, lunchrooms, and meeting rooms.
- Sweep all remaining floors that are epoxy/resin floors.
- Sweep stairways in laboratory building and administrative maintenance building.
- Sweep cobwebs from ceilings and corners of rooms, halls, and windows.
- Maintain and clean storage areas used by janitorial Suppliers.

WEEKLY SERVICES: (Fridays)

- Sweep and wet mop all epoxy/resin floors.
- Sweep walkways around both buildings.
- Sweep, wet mop, and buff all tile floors and stairways.

MONTHLY SERVICES:

- Clean and wax all doors.
- Clean, wax, and buff all tile floors in the halls, offices, locker rooms, lunchrooms, meeting rooms, pilot plant rooms, and stairways.

QUARTERLY SERVICES: (Services to be performed in March, June, September, and December of each year)

- Clean all walls and woodwork.
- Clean skylights.
- Shampoo all carpeted areas.
- Strip, wax, and buff all tile floors in the halls, offices, locker rooms, lunchrooms, meeting rooms, pilot plant rooms.
- Wash windows in both buildings, inside and out up to a height of eight (8) feet.

DISTRIBUTION PUMP STATION, VISITOR'S CENTER, AND SLUDGE HANDLING FACILITY

DAILY SERVICES:

- Clean, polish, and sanitize drinking fountain.
- Empty and clean wastebaskets and ashtrays.
- Fill all dispensers (soap, towel, tissue, etc.).
- In restroom, clean and disinfect commode, clean and polish bright metal and mirror, control odor.
- Sweep and wet mop restroom.
- Sweep control rooms, halls, mezzanine, and stairways.

WEEKLY SERVICES:

- Sweep and wet mop MCC (control) room and stairways.

MONTHLY SERVICES:

- Clean, wax, and buff MCC room and restroom floors.
- Sweep and mop mezzanine floor.

QUARTERLY SERVICES: (Services to be performed in March, June, September, and December of each year)

- Clean all tile walls, block walls, and woodwork.
- Strip, wax, and buff floors in MCC room and restroom.
- Wash windows in pump station, inside and out up to a height of eight (8) feet.

SECTION C:

Raw Water Supply Facility – 2601 N 193rd E Ave

BI-WEEKLY SERVICES:

Day shift: Within the time frame of 7:00 AM - 4:00 PM Monday through Friday

- Buff main lobby, hallway floors, and heavy traffic areas.
- Clean all door handles, frames, and kickplates.
- Clean and sanitize telephone instruments.
- Clean corners of rooms and around telephone and electrical mounted plugs.
- Clean light switches and spot clean walls for fingerprints.
- Dust all surfaces up to a height of six (6) feet, using a treated duster. (Dusting shall be accomplished by the removal of soil from the area, not by moving it from one surface to another.)

- Empty and clean wastebaskets as needed.
- Empty and wash ashtrays.
- Empty Recycle receptacles (where applicable).
- Remove all litter, cans, papers, and other containers marked TRASH.
- Replace chairs and wastebaskets in proper place after cleaning.
- Vacuum and spot-clean all heavy traffic areas such as hallways, offices, lobby, etc. of entire building to remove daily stains and apply anti-static spray, if needed.
- Wash vending machines.
- Wash/Clean desktops (only if the desktops are cleared of paper).
- Wastebasket liner must be replaced with new liners.
- Wipe and clean chairs.
- All waste materials shall be removed to and loaded into dumpster, as provided by City, for disposal.

WEEKLY SERVICES:

- Clean all glass partitions and ledges.
- Clean all windowsills.
- Clean exterior of refrigerators, microwave ovens, coffee makers, etc.
- Dust all areas – entire facility – to remove dust and cobwebs.
- Spray buff floors in all areas of building to remove black marks or scuff marks and restore luster of wax leaving an even wet look floor finish.
- Vacuum all carpeted areas and walk off mats, including all hard reaching areas such as under counters, under desks, under furniture, and all nooks and crannies.
- Vacuum all fabric office furniture.
- Wash all partition glass.
- Wipe and clean top of shelves and file cabinets.

MONTHLY SERVICES:

- Clean all heating and air conditioning supply and return vents (ceiling, wall, floor, window units, etc.).
- Replace vacuum paper filter bags. Clean and/or replace vacuum safety filter and exhaust filters to anew or like new condition.
- Spot wash walls of entire building.
- Wash file cabinets – totally.

QUARTERLY SERVICES: (Services to be performed in March, June, September, and December of each year)

- Dust all surfaces over a height of six (6) feet, using a treated duster. (Dusting shall be accomplished by the removal of soil from the area, not by moving it from one surface to another)
- Remove all dirt and wax from all hard surface floors and cove base by mopping or scrubbing with a detergent and wax remover. (Rinse thoroughly and apply skid resistant wax of a type recommended by the flooring manufacturers. When wax is dry, machine buff to a smooth sheen, even wet look. Use only the strength of wax stripper needed and remove promptly and rinse to eliminate damage to floor tiles and adhesive.)
- Remove carpet stains, completely vacuum, shampoo using hot water extraction equipment and supplies, and completely re-vacuum all carpet.
- Remove wash splatter, wax, and dirt off of cove base in all corridors and rooms. Restore cove base to a polished appearance.

- Shampoo all carpets and walk off mats, including all hard reaching areas such as under counters, under furniture, and all nooks and crannies (move carpet protectors).
- Shampoo areas such as corners that are inaccessible with manual scrubbing devices. After shampooing and allowing sufficient drying time, vacuum the carpet following a pattern, which will give the carpet pile a uniform appearance. Use portable floor and carpet blowers/dryers to completely dry areas before traffic.
- Treat wood panel walls with wood polish – entire facility (example, Old English).
- Wash all exterior window glass – entire facility ground floor levels.
- Wash inside of all exterior windows – entire facility.

OUTSIDE AREAS AND ENTRANCES TO BUILDINGS:

Entrances are defined as ALL doors which open to the outside of building.

DAILY SERVICES:

- All glass entrances to be cleaned inside and outside.
- All outside walls (in the immediate vicinity) of entrances canopies, and entrance lights shall be maintained clean of overhanging lint, cobwebs, mud, and other dirt.
- Entrances shall be cleaned and policed for the removal of dirt.
- Foot scrapers, entrance mats, individual trash, and smoking receptacles shall be emptied and cleaned.
- Main lobby doors and glass cleaned and polished.
- Maintain all dumpster areas.
- Maintain all outside entrances and sidewalks up to six (6) feet around entire location.
- Remove all cigarette butts from building entrances and sidewalks.
- Walk off/entrance mats spot cleaned to remove daily stains.

WEEKLY SERVICES:

- Ash urns are to be emptied, cleaned, and sand replaced when dirty.
- Sweep all sidewalks, steps, building entrance areas and ramps. Remove all accumulated gravel and sand from all sidewalks and ramps.

MISCELLANEOUS REQUIREMENTS

DAILY SERVICES:

- Board erasers shall be cleaned by vacuum equipment.
- Clean and disinfect all public counters in all offices.
- Clean, disinfect, and deodorize table surfaces in breakrooms, public areas, and hallways.
- Marker boards (Chalkboards) shall be cleaned, IF CLEARED, according to manufacturer's specifications.

SEMI-ANNUAL SERVICES: (Services to be performed in January and July of each year)

- Vacuum and shampoo all fabric office furniture.

DRINKING FOUNTAIN / COFFEE ROOM SINKS REQUIRMENTS

DAILY SERVICES:

- Drinking fountains shall be cleaned, disinfected, and polished to remove stains, rust, and scale. Abrasive, acid, or bowl type cleaners will not be used to disinfect drinking fountains. No polish is to be used to clean drinking fountains.

- Sinks in all areas shall be cleaned, disinfected, and deodorized. (Mineral and calcium deposits will not be accepted.)

MECHANICAL & ELECTRICAL / TELEPHONE SWITCHING ROOM REQUIRMENTS

AS NEEDED OR AS DIRECTED SERVICES:

- Dust mop/sweep

RESTROOMS/LOCKER ROOM REQUIRMENTS

DAILY SERVICES:

- Check function of all dispensers and fixtures in all restrooms. Report maintenance problems to the Building Operations Section of the Asset Management Department.
- Clean, disinfect, and deodorize all restroom entry area walls and doors.
- Dispensers, counters, and cabinets cleaned and disinfected.
- Disposable seat covers restocked (where applicable).
- Empty and clean sanitary napkin disposal and replace liner with new liner.
- Floors swept and wet-mopped with quaternary disinfectant-detergent.
- Paper towel and soap dispenser cleaned and replenished.
- Partitions cleaned and disinfected (removing all writing & drawings).
- Showers completely cleaned and then disinfected using a disinfecting product.
- Sinks and mirrors cleaned with quaternary disinfectant-detergent.
- Toilets and urinals disinfected with bowl cleaner.
- Toilet paper restocked.
- Urinal partitions and walls spot-cleaned and disinfected.

Mineral and calcium deposits on any plumbing fixtures, walls, or floor will not be accepted.

WEEKLY SERVICES:

- All floor drains flushed with one (1) gallon of disinfectant detergent.

MONTHLY SERVICES:

- Completely wash and scrub walls and floors.

QUARTERLY SERVICES: (Services to be performed in March, June, September, and December of each year)

- Sealer applied to restroom floors, locker floors, and wall tiles.

Recycling receptacles shall be emptied into recycling containers as listed in the above Performance Criteria. (Provided the City of Tulsa has recycling at the location.)

REPEATED DEFICIENCIES IN THE ABOVE PERFORMANCE CRITERIA WILL RESULT IN UNSATISFACTORY PERFORMANCE AND MAY LEAD TO CANCELLATION OF THE AGREEMENT FOR DEFAULT.

III. BID SUBMISSION INSTRUCTIONS AND INFORMATION

1. **Bidder Registration:** To ensure timely updates and alerts about business opportunities with the City, interested Bidders should register as a Bidder with the City. To register, interested Bidders should complete the City's vendor registration form by contacting Andrea Evans at purchasing@cityoftulsa.org or check the City's "[Selling to the City](#)" Website.
2. **Pre-Bid Conference:** If a pre-Bid conference is required, see the first page for time and location.

Attendance Requirement

Attendance at the Pre-Bid Conference is **required** to submit a Bid.



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Site Inspections:

All potential Bidder(s) **must** participate in a Pre-Bid walk-through inspection of the site(s) conducted by an authorized City Representative in order to familiarize themselves with any conditions, which may affect performance and/or Bid prices. The walk-through inspection tour will be immediately following the Pre-Bid Conference and will continue the next day if necessary. Bidders must arrange for their own transportation.

“ALL BIDS SUBMITTED WHERE THE PRE-BID CONFERENCE OR PRE-BID WALKTHROUGH INSPECTION HAS NOT BEEN COMPLETED BY THE SELLER SHALL BE CONSIDERED AS NON-RESPONSIVE AND REJECTED.”

- 3. Questions and Concerns:** As You prepare Your Bid response, You may have questions or points of clarification around this Solicitation. Any questions or comments about this Invitation for Bid must be sent via e-mail to the buyer listed on the first page “Assigned Buyer” and be received at least **10 Days prior to the Bid Submission Date**. Please include the IFB Bid number (as indicated on the title page) on all communications. Bidders may only communicate with the City through the Assigned Buyer – communication with other City staff could result in disqualification.
- 4. Issuing of Addenda:** The City may addend or amend its IFB at any time before the Bid Submission Date. In addition to registering as a Bidder with the City, Bidders can check the “Purchasing Bid Opportunities & Results” page on the City Website for the latest updates ([linked here](#)). Any such amendments shall become a part of the Agreement. You must acknowledge receipt of any Addenda or Amendments by writing in the issued Addenda numbers on Exhibit A –

Delivery and Pricing. City may reject any Bid that fails to acknowledge any Addenda or Amendments.

5. **Submission and Receipt of Bids:** The City requires two completed Invitation for Bids: 1 Original and 1 Copy. Each must be clearly labeled on the front sheet indicating “Original” or “Copy.” Use the Bidder Checklist to ensure Your Bid includes all required components. If a copy on electronic media is also required, the box below will be checked.

Electronic Copy also required.

Bids must be received no later than 5:00 PM (CST) on the Bid Submission Date (see first page) and delivered to:

**City of Tulsa - City Clerk’s Office
175 East 2nd Street, Suite 260
Tulsa Oklahoma 74103**

Bids must be sealed and either mailed or delivered. The package, container, or envelope should contain both of Your completed Bids, the original and the copy. Please use the provided label on the last page of this IFB to clearly write the Bidder’s legal name and Bid number on the outside of the package, container, or envelope. No faxed or emailed Bids will be considered.

Bids received after the stated date and time **will not be accepted**. The timestamp clock located at the City Clerk’s Office on the second floor of City Hall at 175 East 2nd Street, Suite 260, Tulsa, Oklahoma, 74103 is the City’s official bid clock for this IFB. Timeliness of Bid submittals will be determined using only this clock.

Exceptions to Timeliness Requirement

The Purchasing Agent, at his/her sole discretion, may make exceptions only for the following reasons:

- City Hall closed for business for part or all of the day on the date the response was due;
- If the Purchasing Agent deems it appropriate due to large-scale disruptions in supply chains and the transportation industry that may have prevented delivery as required;
- If documented weather conditions caused the late delivery. You must provide documentation of such weather to the satisfaction of the Purchasing Agent.

In the event that the Bid submittal is delivered after the time specified and does not meet the exceptions listed above, the Bid will not be accepted and the submittal envelope will not be opened.

The City will not be liable for delays in delivery of Bids to the City due to handling by the U.S. Postal Service, or any other type of delivery service. The City reserves the right to postpone the date and time for submittal of Bids at any time prior to the Bid Opening Date or to delay or reschedule the Bid Opening Date for its own convenience.

The City reserves the right to cancel, revise, or amend this IFB and associated bidding documents up to the time specified for receipt of Bids.

6. **Bid Opening:** All Bid openings are public and take place at 8:30 a.m. Thursday, the day after Bids are due. The Bid openings are held in the City of Tulsa Council Meeting Room, 175 East 2nd Street, 2nd Floor, Tulsa, Oklahoma.

IV. BID EVALUATION AND AWARD

1. **Bid Evaluation**: The Assigned Buyer and departmental staff will work together to determine the winning Bid. Generally speaking, the Bid award will go to the **Lowest Secure Bidder: the Supply or Service that can best meet the City's needs at the lowest cost.** In addition to price and specifications, the Buyer and departmental staff may also evaluate Bidder history and experience, delivery time, maintenance requirements, and performance data, among other factors.
2. **Bid Rejection or Withdrawal**: The City may reject any or all Bids in whole or in part. Reasons a Bid may be rejected include, but are not limited to the following:
 - A submitted Bid does not contain all the necessary materials, signatures, and/or affidavits (listed on the included checklist);
 - The Bid does not meet specifications and requirements in some material way;
 - The Bidder holds outstanding debt to the City;
 - The Bidder adds additional terms and conditions that modify IFB requirements or attempt to limit Bidder's liability to the City.

City reserves the right to waive minor deficiencies of specifications, technicalities, or informalities in a Bid, provided that the best interest of the City would be served without prejudice to the rights of other Bidders. Bid withdrawal, meanwhile, may only be accomplished by having an Authorized Agent request the withdrawal in person at the City Clerk's office before the City's close of business on the Bid Submission Date.

3. **Bid Award Recommendation and Appeal**: Upon receipt of the Bid recommended for selection, the Assigned Buyer will email all participating Bidders a memo announcing the recommended Bid. This email will include the time, date, and location (or virtual meeting link (if applicable) for the Standard, Specifications, and Award (SSA) committee meeting at which the Bid award recommendation will be considered.

Bidders not recommended for award may submit an appeal via email to the Assigned Buyer before the SSA meeting.

SSA meetings are held Thursdays at 8:30am in the City of Tulsa Council Meeting Room, 175 East 2nd Street, 2nd Floor, Tulsa, Oklahoma.

During this meeting, Bidders not recommended for award may present and request that the Bid award recommendation be reconsidered.

V. BID PROCESSING

- 1. **Forms, Notice to Proceed, and Irrevocability of Offer:** If the City Accepts Your Bid, You will have ten (10) Days from notification of the Acceptance to provide a completed IRS form W-9. You cannot start work until authorized to do so by the Purchasing Agent or a representative.

Bidder understands and acknowledges that the offer submitted as the Bid is firm and irrevocable from the City’s close of business on the Bid Submission Date until the date the City Accepts the Bid or 365 Days after the Bid Opening Date, whichever is earlier.

- 2. **Purchase Order Without Contract:** If the successful Bid is less than One Hundred Thousand Dollars (\$100,000), the City, in its sole discretion, may Accept the Bid upon written approval of the Mayor rather than execute the Purchase Agreement. Instead, the City will purchase the Supplies and/or Services by issuing a purchase order. In any event, the terms of this IFB will govern the transaction and be enforceable by the City and Seller.

- 3. **Insurance:**

Yes: No:

Seller and its subcontractors must obtain at Seller’s expense and keep in effect so long as City is purchasing Supplies or Services from Seller pursuant to this Bid, policies of insurance in the minimum amounts set forth below and Workers’ Compensation and Employer’s Liability insurance in the statutory limits required by law.

General Liability: personal injury and property damage, each occurrence	\$1,000,000.00
Automobile Liability: Combined Single Limit (CSL), each occurrence	\$1,000,000.00
Workers’ Compensation	(Statutory limits)

Seller’s insurer must be authorized to transact business in the State of Oklahoma. Seller will have 10 Days after notification that its Bid was Accepted by the City to provide proof of coverage. **The Certificate of Insurance must be completed with the following information:**

- A. Your name
- B. Insurer’s name and address
- C. Policy number
- D. Liability coverage and amounts
- E. Commencement and expiration dates
- F. Signature of authorized agent of insurer
- G. Certificate Holder Information: City of Tulsa, 175 East 2nd St., Suite 260, Tulsa, OK 74103

Seller shall not cause any required insurance policy to be cancelled nor permit it to lapse. Failure of the Seller to comply with the insurance requirements may be deemed a breach of the contract.

- 4. **Bonding:**

Yes: No:

5. **Federal Funding:** If the box is checked "Yes," federal funding is involved with this purchase:

Yes: No:

6. **References:** If the box is checked "Yes," References are **required:**

Yes: No: If yes, number of references required: 2

For each reference, the following information must be included: Company Name, Contact Name, Address, Phone Number, E-Mail Address, and the supplies or services provided.

Company Name:	_____
Contact Name:	_____
Address:	_____
Phone Number:	() _____
Email Address:	_____
Description of Supplies/Services Provided:	_____
Company Name:	_____
Contact Name:	_____
Address:	_____
Phone Number:	() _____
Email Address:	_____
Description of Supplies/Services Provided:	_____

7. **Data Rider:** If the box is checked "Yes," the Data Rider is **required:**

Yes: No:

8. Any documents provided in response to subsections 4 through 7 above are by this reference fully incorporated into the Agreement as if set-forth entirely in this Section V.

VI. SAMPLE FORMS

Certificate of Secretary

The undersigned _____ (Assistant) Secretary of _____, a _____ corporation, (the "Corporation") hereby certifies that the following is a true and correct copy of a Resolution duly adopted by the Board of Directors of the Corporation on the _____ day of _____, 20__.

RESOLVED, that _____ is authorized to execute and enter bids, contracts, bonds, affidavits and any ancillary documents, on behalf of the Corporation.

The undersigned further certifies that this Resolution is in full force and effect as of the date of this Certificate and has not been amended, modified, revoked or rescinded.

IN WITNESS WHEREOF, I have executed this Certificate this ___ day of _____, 20__.

(Signature)

Printed Name

(Assistant) Secretary

[NAME OF COMPANY], LLC

Consent of Members

The undersigned, being all of the Members of [Name of Company], LLC, an Oklahoma Limited Liability Company, hereby authorize, consent to, approve and ratify the execution by _____ [name of Authorized Representative] on behalf of [Name of Company], LLC of bid proposals, contracts, affidavits and related documents in connection with [Name of Project] of the City of Tulsa.

DATED, this ___ day of _____, 20__ . [Date must be dated date authorized representative signed or up to 30 days before the authorized representative signed]

[Signature]

Name Printed: _____

Title

Name Printed: _____

[Title]

[ADD ADDITIONAL LINES FOR ADDITIONAL MEMBERS]

Disclaimer Statement: This form is made available for example purposes only and is not intended to be legal advice nor intended to be relied upon in lieu of consultation with an attorney."

EXHIBIT A – DELIVERY AND PRICING

Bidder's Legal Name: _____
 (Must be Bidder's company name as reflected on its organizational documents, filed with the state in which Bidder is organized)

Delivery: If Your Bid is Accepted, state the number of Days You need to deliver the Supplies and/or to begin providing Services: _____

You must be able to deliver the Supplies and/or Services as specified in Your Bid. Failure to do so may result in City terminating the Agreement and pursuing collection under any performance bond, as well as seeking any other damages to which it may be entitled in law or in equity.

Pricing:

Item	Description	Cost Per Hour	Total Hours Per Month	Cost Per Month
1A.	A.B. Jewell Janitorial Services	\$		\$
1B.	A.B. Jewell Janitorial Supplies			\$
2A.	Mohawk Janitorial Services	\$		\$
2B.	Mohawk Janitorial Supplies			\$
3A.	Raw Water Janitorial Services	\$		\$
3B.	Raw Water Janitorial Supplies			\$
TOTAL EXTENDED COST NOT TO EXCEED: (All costs must be included or Your Bid will be disqualified)		\$ _____		

IF MINIMUM HOURS ARE NOT MET BY THE SELLER THE NUMBER OF MISSED HOUR(S) WILL BE DEDUCTED BY THE COST PER HOUR / PER EMPLOYEE OFF THE MONTHLY INVOICE.

Additional Custodial Service as Requested Per Hour Rate	\$ _____
Additional Custodial Service for Emergency and/or Pandemic Requirements Per Hour Rate	\$ _____

THE CITY DOES NOT GUARANTEE ANY SPECIFIC QUANTITY OR NUMBER OF PURCHASES, IF ANY, THAT WILL BE MADE DURING THE AGREEMENT TERM.

Annual Price Adjustment. The prices bid for any Supplies and/or Services shall not increase during the first year of the term of the Agreement. However, if You anticipate that You will not be able to maintain firm prices after the first year of the term, You may request an annual change in price using one of the following methods. **The Increase shall be limited to the lesser of:**

- a. The change in the Consumer Price Index from BLS Table 1* (web link below) from the prior year
- b. Or the following fixed percentage: _____ %.

*Web Link: <https://www.bls.gov/news.release/cpi.t01.htm>



PURCHASE AGREEMENT (Page 1 of 5)

INSTRUCTIONS: Bidder must properly sign and return this document or Bid may be **rejected**. Your signature on this document indicates You have read and understand these terms and conditions and agree to be bound by them.

THIS PURCHASE AGREEMENT is between the CITY OF TULSA, OKLAHOMA, a municipal corporation, 175 East 2nd Street, Tulsa, Oklahoma, 74103-3827 (the "City") and:

(Bidder's company name as reflected on its organizational documents filed with the state in which Bidder is organized; not simply DBA and address) (the "Seller").

WITNESSETH:

WHEREAS, the City has approved certain specifications and advertised for or solicited Bids on the following supplies or services:

TAC 037M – Janitorial Services for A.B. Jewell Water Treatment Plant, Mohawk Water Treatment Plant, Raw Water Facility

(the "Supplies and/or Services").

WHEREAS, Seller submitted a Bid and desires to provide the Supplies and/or Services to City;

WHEREAS, Seller acknowledges that its signature on this Purchase Agreement constitutes an irrevocable offer to provide the Supplies and/or Services specified in the Agreement and that if Accepted by the City's Mayor, this document will become the contract for such Supplies and/or Services.

NOW, THEREFORE, for and in consideration of the terms, covenants and conditions hereinafter set forth, the parties hereto agree as follows:

1. Definitions.

- 1.1. "Acceptance" or "Accepts" with respect to a Bid means either (1) City's execution of the Purchase Agreement, or (2) Mayor's written approval of the Bid award recommendation and issuance of a purchase order on behalf of the City if the purchase is for an amount less than One Hundred Thousand Dollars (\$100,000) and the City determines it is in its best interests.
- 1.2. "Acceptance" with respect to delivery of the Supplies and/or Services shall mean City's written acknowledgment that Seller has satisfactorily provided such Supplies and/or Services as required.
- 1.3. "Addenda" "Addendum" or Amendment(s)" means a clarification, revision, addition, or deletion to the Invitation for Bid by City which will become a part of the agreement between the parties.
- 1.4. "Agreement" consists of the Invitation for Bid and the Purchase Agreement.
- 1.5. "Bid Opening Date" means the date the Bid is opened by the City.
- 1.6. "Bid Submission Date" means the date the Bid is due from Bidder to the City.
- 1.7. "City" means the City of Tulsa, Oklahoma.
- 1.8. "Days" means calendar days unless otherwise specified.
- 1.9. "Invitation for Bid" or "IFB" consists of the following documents: Cover page, Sections I-VI, Exhibit A – Delivery and Pricing, Affidavit(s), Purchase Agreement, and Bidder Checklist.
- 1.10. "Primary Seller" means the Seller whose Bid City Accepts as the principal seller of the Supplies and/or Services required.
- 1.11. "Purchasing Ordinance" means Tulsa Revised Ordinances, Title 6, Chapter 4 et seq.
- 1.12. "Secondary Seller" means the Seller whose Bid City Accepts as a back-up seller in the event the Primary Seller is unable to provide all the Supplies and/or Services.
- 1.13. "Seller" means the Bidder whose Bid City Accepts.
- 1.14. "Specifications" means the technical and/or performance requirements for the Supplies or Services.
- 1.15. "You" or "Your" means the Bidder responding to this Invitation for Bid or the Seller whose Bid the City Accepts.
- 1.16. "Website" means the City of Tulsa's website for the Purchasing Division: www.cityoftulsa.org/purchasing

2. **Order of Precedence.** Capitalized terms used but not defined herein will have the respective meanings given to them in the Purchasing Ordinance. In the event of conflicting or ambiguous language between this Purchase Agreement, any of the other Agreement documents, and additional information submitted by the Seller and Accepted by City, the parties shall be governed first according to this Purchase Agreement, second according to the remainder of the documents included in the Agreement and third according to any additional information submitted by Seller and Accepted by City.

3. **Purchase and Sale.** Seller agrees to sell City the Supplies and/or Services for the price and upon the delivery terms set forth on Exhibit A – Delivery and Pricing. City agrees to pay Seller the price as set forth in Exhibit A based on (a) the quantity actually purchased in the case of Supplies and/or Services priced by unit, or (b) the total price for a stated quantity of Supplies and/or Services, upon (i) delivery of the Supplies and/or Services to the City, (ii) the City's Acceptance thereof, and (iii) Seller's submission and City's approval of a verified claim for the amount due. City shall not pay any late charges or fees.

PURCHASE AGREEMENT (Page 2 of 5)

4. **Term.** The term of the Agreement begins on the date the Mayor/Mayor Pro Tem of the City of Tulsa executes this Purchase Agreement and terminates one year from that date. City in its sole discretion may offer Seller an opportunity to renew this Agreement up to an additional four (4) one (1) year term(s). Seller understands and acknowledges that any future contracts or renewals are neither automatic nor implied by this Agreement. City's continuing purchase of the Supplies and/or Services set forth in this Agreement is subject to City's needs and to City's annual appropriation of sufficient funds in City's fiscal year (July 1st to June 30th) in which City purchases Supplies and/or Services. In the event City does not appropriate or budget sufficient funds to perform this Agreement, this Agreement is null and void without further action by City.

The City may extend the Agreement for ninety (90) days beyond a final renewal term at the price and upon the delivery terms set forth on Exhibit A – Delivery and Pricing. The City, at its sole option and to the extent allowable by law, may choose to exercise subsequent ninety (90) day extensions upon the price and upon the delivery terms set forth on Exhibit A – Delivery and Pricing to facilitate the finalization of related terms and conditions of a new award or as needed for transition to a new Seller.

5. **Supplies Warranty.** With respect to all Supplies to be delivered under this Agreement, Seller warrants to City that such Supplies will be of good materials and workmanship and free from defects and will conform to the Specifications provided by City. In addition, Seller shall assure that the Supplies purchased hereunder are covered by all available and applicable manufacturers' warranties for such Supplies and expressly agrees that it will be responsible for performing all warranty obligations set forth in the Specifications for the Supplies.
6. **Services Warranty.** With respect to all Services to be performed under this Agreement, Seller warrants that it shall perform the Services using personnel of required skill, experience, and qualifications and in a professional and workmanlike manner in accordance with generally recognized industry standards for similar services and in accordance with the Specifications provided by City.
7. **Warranty Period.** Seller agrees that all warranties set forth herein will remain in effect for a period of one (1) year from the date City Accepts the Supplies and/or Services, or as specified in the Specifications, whichever is later. Seller shall not disclaim or otherwise limit the express warranties set forth herein.
8. **Warranty Remedies.** City shall notify Seller if any of the Supplies and/or Services fails to meet the warranties set forth above. If the failure is with Supplies, then Seller shall promptly correct, repair or replace such Supplies at its sole expense and/or if the failure is with a Service, then Seller shall promptly reperform such Service at Seller's sole expense. Notwithstanding the foregoing, if City determines that such Supplies and/or Services are defective or non-conforming within the first thirty (30) Days after the date of Acceptance by City, then Seller at City's option shall refund the entire purchase price, and, in the case of Supplies, City shall promptly return such Supplies to Seller. Seller shall pay all expenses related to the return of such Supplies to Seller.
9. **Rejection, Seller Bears Risk.** All Supplies and Services purchased in the Agreement are subject to approval by the City. Rejection of Supplies or Services, resulting because of nonconformity to the terms, conditions, and Specifications of this Agreement, whether held by the City or returned, will be at Seller's risk and expense. Seller shall bear the risk of loss or damage at all times until the Acceptance of the Supplies or Services by City.
10. **Force Majeure.** Seller will not be responsible for delays in delivery of the Supplies or Services due to acts of God, government action or inaction, fire, war, or riot, provided Seller notifies the City immediately, in writing of such pending or actual delay. Normally, in the event of any such delays (acts of God, etc.) the date of delivery of the Supplies or Services will be extended for a period equal to the time lost due to the reason for delay.
11. **Conflict of Interest.** By signing this Purchase Agreement, Seller covenants that it has no direct or indirect pecuniary or proprietary interest, and that it shall not acquire an interest that conflicts in any manner or degree with the Supplies or Services required to be provided or performed under the Agreement. Furthermore, Seller shall not employ any person or agent having any such conflict of interest. In the event that the Seller or its agents, employees or representatives hereafter acquires such a conflict of interest, it shall immediately disclose such interest to the City and take action immediately to eliminate the conflict or to withdraw from this contract, as the City requests.
12. **No Indemnification by City.** Seller understands and acknowledges that City is a municipal corporation that is funded by its taxpayers to operate for the benefit of its citizens. Accordingly, and pursuant to Oklahoma law, City shall not indemnify nor hold Seller harmless for loss, damage, expense or liability arising from or related to this Agreement, including any attorneys' fees and costs. In addition, Seller shall not limit its liability to City for actual loss or direct damages for any claim based on a material breach of this Agreement. City reserves the right to pursue all legal and equitable remedies to which it may be entitled.
13. **Liability/Indemnification.** Seller shall hold City harmless for any loss, damage or claims arising from or related to its performance of the Agreement. Seller must exercise all reasonable and customary precautions to prevent any harm or loss to all persons and property related to the Agreement. Seller agrees to indemnify and hold the City harmless from all claims, demands, causes of action or suits of whatever nature arising out of the Supplies, Services, labor, or materials furnished by Seller or Seller's subcontractors under this Agreement. In addition, Seller agrees to indemnify, defend, and save harmless City and its officers, employees and agents from all suits and actions of any nature brought against them due to the use of patented appliances, products or processes provided by Seller hereunder. Seller shall pay all royalties and charges incident to such patents.

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14. **No liens.** Pursuant to City's Charter (Art. XII, §5), no lien of any kind shall exist against any property of City. Seller shall deliver all Supplies to City free and clear of liens. Delivery by Seller to City of Supplies which are subject to liens shall be a material breach of the Agreement and all damages and costs incurred by City because of the existence of such liens shall be paid to City by Seller. At City's option, City may return such Supplies to Seller and Seller shall pay the cost of returning such Supplies and reimburse City for any payments made for such Supplies.
15. **No Insurance by City.** If City is leasing Supplies herein, City shall not be required to obtain insurance for Seller's property. Seller shall be solely responsible for any insurance it deems necessary. City is self-insured for its own negligence, subject to the limits of the Governmental Tort Claims Act (51 O.S. § 151 et seq.).
16. **No Confidentiality.** Seller understands and acknowledges that City is subject to the Oklahoma Open Records Act (51 O.S. §24A.1 et seq.) and therefore cannot assure the confidentiality of this Agreement or other information provided by Seller pursuant to this Agreement that would be inconsistent with City's compliance with its statutory requirements thereunder.
17. **Compliance with Laws.** Seller shall comply and ensure its subcontractors used in the performance of this Agreement comply with all applicable federal, state and local laws, regulations and standards. Seller is responsible for any costs of such compliance. Seller certifies that it and all its subcontractors to be used in the performance of this Agreement are in compliance with 25 O.S. Sec. 1313 and participate in the Status Verification System. The Status Verification System is defined in 25 O.S. Sec. 1312 and includes but is not limited to the free Employee Verification Program (E-Verify) available at www.dhs.gov/E-Verify.
18. **Acknowledgment.** If Seller has 10 or more full-time employees during the term of the Agreement, and this Agreement has a value of one hundred thousand dollars (\$100,000) or more, Seller hereby represents, warrants, and covenants to the City that, in accordance with and pursuant to 21 O.S. § 1289.31 (i) it does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association, and (ii) will not discriminate against a firearm entity or firearm trade association during the term of this Agreement.
19. **Termination.** City, by written notice, may terminate this Agreement, in whole or in part, when such action is in the best interest of City. If City terminates this Agreement, City shall be liable only for payment for Supplies accepted and Services rendered prior to the effective date of termination. City's right to terminate this Agreement is cumulative to any other rights and remedies provided by law or by this Agreement.
20. **Payment.** Invoices should be e-mailed to the City of Tulsa – Accounts Payable at: apinvoices@cityoftulsa.org. Payment will be made net 30 days after receipt of a properly submitted invoice or the City's Acceptance of the Supplies or Services, whichever is later.

Each invoice must be fully itemized, identifying Supplies provided and/or Services performed, and must bear the purchase order number assigned by the City.

The purchase order number shall appear on all invoices, packing lists, packages, shipping notices, instruction manuals and other written documents relating to the Supplies or Services. Packing lists shall be enclosed in each and every box or package shipped pursuant to this Agreement, indicating the content therein.
21. **Price Changes.** The parties understand and agree that the variables in Seller's cost of performance may fluctuate, but any change in Seller's cost of performance will not alter its obligations under this Agreement, nor excuse performance or delay on Seller's part. Notwithstanding the foregoing, after the first year of the term, the Seller may request a price increase in addition to any other price increase set forth in this Agreement. In its sole discretion, the City may approve the request if it determines that such price increase is in the City's best interest.
22. **Right to Audit.** Seller agrees that Seller's books, records, documents, accounting procedures, practices, price lists or any other items related to the Supplies and/or Services provided hereunder are subject to inspection, examination, and copying by City or its designees. City requires Seller to retain all records related to this Agreement for the duration of the term of this Agreement and a period of three years following completion and/or termination of the Agreement. If an audit, litigation or other action involving such records begins before the end of the three-year period, Seller shall maintain the records three years after the date that all issues arising out of the action are resolved or until the end of the three-year retention period, whichever is later.
23. **Notice.** Any notice, demand, or request required by or made pursuant to this Agreement will be deemed properly made if personally delivered in writing or deposited in the United States mail, postage prepaid, to the following:

To Seller:

To CITY:

Contact for Legal Notice as specified on Exhibit A – Delivery and Pricing form.
City Clerk
CITY OF TULSA, OKLAHOMA
175 E. 2nd Street, Suite 260
Tulsa, Oklahoma 74103

With a copy to:

Tulsa Purchasing Division
175 E. 2nd Street, 15th Floor
Tulsa, OK 74103

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24. **Relationship of Parties.** The Seller is and shall always remain an independent contractor with respect to activities and conduct while engaged in the performance of services for the City under this Agreement. No employees, subcontractors or agents of the Seller will be deemed to be employees of the City for any purpose whatsoever, and none will be eligible to participate in any benefit program provided by the City for its employees. The Seller shall be solely responsible for the payment of all employee wages and salaries, taxes, withholding payments, fringe benefits, insurance premiums, continuing education courses, materials or related expenses on behalf of its employees, subcontractors, and agents. Nothing in this Agreement will be construed to create a partnership, joint venture, or agency relationship among the parties. No party will have any right, power or authority to act as a legal representative of another party, and no party will have any power to obligate or bind another party, or to make any representations, express or implied, on behalf of or in the name of the other in any manner or for any purpose whatsoever.
25. **Third Parties.** This Agreement is between City and Seller and creates no right unto or duties to any other person. No person is or will be deemed a third-party beneficiary of this Agreement.
26. **Time of Essence.** City and Seller agree that time is deemed to be of the essence with respect to this Agreement. The Agreement is subject to cancellation by the City for Seller's failure to deliver on time. All deliveries are required F.O.B to the City's facilities. For any exception to the delivery date specified in the Agreement, Seller shall give prior written notification and obtain written approval from the City. The Acceptance by the City of later performance with or without objection or reservation shall neither waive the City's right to claim damages for such breach nor constitute a waiver of the requirements for the timely performance of any obligation remaining to be performed by Seller.
27. **Binding Effect.** This Agreement shall be binding upon City and Seller and their respective successors, heirs, legal representatives and permitted assigns.
28. **Headings.** The headings used herein are for convenience only and will not be used in interpreting this Agreement.
29. **Severability Provision.** If any term or provision herein is determined to be illegal or unenforceable, the remainder of this Agreement will not be affected thereby. It is the intention of the parties that if any provision is held to be illegal, invalid or unenforceable, there will be added in lieu thereof a provision as similar in terms to such provision as is possible to be legal, valid and enforceable.
30. **Governing Law and Venue.** This Agreement is executed in and shall be governed by and construed in accordance with the laws of the State of Oklahoma without regard to its choice of law principles, which shall be the forum for any lawsuits arising under this Agreement or incident thereto. The parties stipulate that venue is proper in a court of competent jurisdiction in Tulsa County, Oklahoma and each party waives any objection to such venue. City does not and will not agree to binding arbitration of any disputes.
31. **No Waiver.** A waiver of any breach of any provision of this Agreement shall not constitute or operate as a waiver of any other provision, nor shall any failure to enforce any provision hereof operate as a waiver of the enforcement of such provision or any other provision.
32. **Entire Agreement.** The entire agreement between City and Seller is contained in the Agreement. No verbal agreement between the parties is binding. Any scope of services, scope of work, quote, invoice, acknowledgment or other communication or other document issued by Seller in connection with this Agreement will be for the purposes of describing in greater detail the Supplies and/or Services (as applicable) to be provided. Seller's rejection or modification of the terms set forth in the City's IFB is void and of no effect, unless any such modification improves upon the City's terms or Specifications, in which case the improvement is accepted. Seller understands and acknowledges that if it adds terms and conditions to its Bid that are different from the terms set forth herein that City may reject the Bid as non-responsive.
33. **Amendment/No Assignment.** The Agreement may only be modified or amended in a writing signed by both parties. Notwithstanding anything to the contrary stated herein or in the attachments to this Agreement, no future agreements, revisions or modifications that may be required under this Agreement are effective or enforceable unless such terms, revisions or modifications have been reduced to writing and signed by City and Seller. Seller may not assign this Agreement or use subcontractors to provide the Supplies and/or Services without City's prior written consent. Seller shall not be entitled to any claim for extras of any kind or nature.
34. **Multiple Counterparts.** This Purchase Agreement may be executed in several counterparts, each of which will be deemed an original, but which together will constitute one and the same instrument.
35. **Interpretive Matters and Definitions.** The following interpretive matters shall be applicable to this Agreement:
 - 35.1. Unless the context otherwise requires: (a) all references to Sections are to Sections of or to this Agreement; (b) each term defined in this Agreement has the meaning assigned to it; (c) "or" is disjunctive but not necessarily exclusive; (d) words in a singular include the plural and vice versa. All references to "\$" or to dollar amounts shall be in lawful currency of the United States of America;
 - 35.2. No provision of this Agreement will be interpreted in favor of, or against, any of the parties hereto by reason of the extent to which such party or its counsel participated in the drafting thereof or by reason of the extent to which any such provision is inconsistent with any prior draft hereof or thereof;
 - 35.3. Any reference to any applicable laws will be deemed to include all rules and regulations promulgated thereunder and judicial interpretations thereof, unless the context requires otherwise;

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- 35.4. The word “including” means “including, without limitation” and does not limit the preceding words or terms; and
- 35.5. All words used in this Agreement will be construed to be of such gender, number or tense as circumstances require.
- 36. **Equal Employment Opportunity.** Seller agrees to comply with all applicable laws regarding equal employment opportunity and nondiscrimination.
- 37. **Authority to Bind.** The undersigned individual states that s/he has authority to bind Seller to this Agreement, that s/he has read and understands the terms of this Agreement, and that Seller agrees to be bound by this Agreement.

IMPORTANT NOTE: This document must be signed by Authorized Agent. FAILURE TO SUBMIT PROPERLY AUTHORIZED SIGNATURE MAY RESULT IN YOUR BID BEING REJECTED AS NONRESPONSIVE.

IN WITNESS WHEREOF, this Agreement has been executed in multiple copies on the dates set forth below to be effective during the period recited above.

Seller Company Name: _____

Sign Here ► _____

ATTEST: _____
Corporate Secretary

Printed Name: _____
Title: _____
Date: _____

**CITY OF TULSA, OKLAHOMA,
a municipal corporation,**

ATTEST: _____
City Clerk

By: _____
Mayor
Date: _____

APPROVED:

Assistant City Attorney



BIDDER CHECKLIST

Use this checklist to ensure You have properly read and completed **all** documents listed below. This document (the IFB) contains all the following materials, which must be completed and returned to the City of Tulsa City Clerk’s Office in a mailed envelope with the affixed packing label (found on the last page). Each of these documents will form the resulting Agreement between the City and Seller.

Remember: Bids must be sealed and either mailed or delivered. Please use the provided label to clearly write the Bidder legal name and Bid number on the outside of the package, container, or envelope. The package, container, or envelope should contain both of Your completed Bids, the original and the copy. No faxed or emailed Bids will be considered. Unless otherwise stated herein, Bids received after the stated date and time **will not be accepted**.

Bidder’s Name: _____

BIDDER CHECKLIST		
BIDDER DOCUMENTS	PAGES	INCLUDED?
Notice of Invitation for Bid (Cover page and Sections I-IV)	1-2, 18-21	
Specifications	3-17	
Certificate(s) of Insurance	22	
References (if applicable)	23	
Sample Forms	24	
EXHIBIT A: Delivery and Pricing	25-26	
Affidavits <i>Signatures of Authorized Agent and notarization required. Reference Page 2: Authorized Agent</i>	27	
Purchase Agreement <i>Complete legal name in first paragraph and signature block. Signature by Authorized Agent required. Reference Page 2: Authorized Agent</i>	28-32	

Any contact with City Employees or Officials, other than the assigned Project Buyer, for or about this solicitation will disqualify Your Proposal and it shall be deemed non-responsive.

PACKING LABEL

Top Left Corner

Your Company Name

Street Address

City, State, Zip Code

FROM:

City of Tulsa – City Clerk’s Office

175 East 2nd Street, Suite 260

Tulsa, OK, 74103

Bidder Submission For:

BID# TAC 037M

BID DESCRIPTION: Janitorial Services for A.B. Jewell Water Treatment Plant, Mohawk Water Treatment Plant, Raw Water Facility

Please affix this label on the package, container, or envelope containing Your two completed Bids: one labeled “Original,” the other labeled “Copy.” We recommend that both Bids (original and copy) be sent in the same envelope.

This label ensures that Your Bid will be sent to the correct office (City Clerk’s) and that it is associated with the correct Solicitation (indicated by the Bid number). Bids must be sealed and either mailed or delivered to the City Clerk’s Office. Bids must also be received no later than 5:00 PM (CST) on date listed on the first page of the IFB.