

State of Nebraska State Purchasing Bureau
REQUEST FOR PROPOSAL FOR SERVICES CONTRACT

SOLICITATION NUMBER	RELEASE DATE
121776 O5	June 20, 2025
OPENING DATE AND TIME	PROCUREMENT CONTACT
July 11, 2025, 2:00 p.m. Central Time	Brook Taylor

PLEASE READ CAREFULLY!

SCOPE OF SERVICE

The State of Nebraska (State), Department of Administrative Services (DAS), Materiel Division, State Purchasing Bureau (SPB), is issuing this solicitation for a service contract for the purpose of selecting a qualified bidder to provide Cleaning Services for Various Facilities in Lincoln, NE. A more detailed description can be found in Section V. The resulting contract may not be an exclusive contract as the State reserves the right to contract for the same or similar services from other sources now or in the future.

The term of the contract will be (2) years commencing upon execution of the contract by the State and the Vendor (Parties). The Contract includes the option to renew for three (3) additional two (2) year periods upon mutual agreement of the Parties. The State reserves the right to extend the period of this contract beyond the termination date when mutually agreeable to the Parties.

In the event that a contract with the awarded bidder(s) is cancelled or in the event that the State needs additional Vendors to supply the solicited services, this solicitation may be used to procure the solicited services for up to two (2) years from the date the Intent to Award is posted, provided that 1) the solicited goods or services will be provided by a bidder (or a successive owner) who submitted a response pursuant to this solicitation, 2) the bidder's solicitation response was evaluated, and 3) the bidder will honor the bidder's original solicitation response, including the proposed cost, allowing for any price increases that would have otherwise been allowed if the bidder would have received the initial award.

ALL INFORMATION PERTINENT TO THIS SOLICITATION CAN BE FOUND ON THE INTERNET AT:
<https://das.nebraska.gov/materiel/bidopps.html>.

IMPORTANT NOTICE: Pursuant to Neb. Rev. Stat. § 84-602.04, State contracts in effect as of January 1, 2014, and contracts entered into thereafter, must be posted to a public website. The resulting contract, the Solicitation, and the awarded solicitation response will be posted to a public website managed by DAS, which can be found at <http://statecontracts.nebraska.gov> and https://www.nebraska.gov/das/materiel/purchasing/contract_search/index.php.

In addition and in furtherance of the State's public records Statute (Neb. Rev. Stat. § 84-712 et seq.), all responses received regarding this Solicitation will be posted to the State Purchasing Bureau public website.

These postings will include the entire solicitation response. Bidder must request that proprietary information be excluded from the posting. The bidder must identify the proprietary information, mark the proprietary information according to state law, and submit the proprietary information in a separate file named conspicuously as "PROPRIETARY INFORMATION". The bidder should submit a detailed written document showing that the release of the proprietary information would give a business advantage to named business competitor(s) and explain how the named business competitor(s) will gain an actual business advantage by disclosure of information. The mere assertion that information is proprietary or that a speculative business advantage might be gained is not sufficient. (See Attorney General Opinion No. 92068, April 27, 1992). **THE BIDDER MAY NOT ASSERT THAT THE ENTIRE SOLICITATION IS PROPRIETARY. COST SHEETS WILL NOT BE CONSIDERED PROPRIETARY AND ARE A PUBLIC RECORD IN THE STATE OF NEBRASKA.** The State will determine, in its sole discretion, if the disclosure of the information designated by the Bidder as proprietary would 1) give advantage to business competitors and 2) serve no public purpose. The Bidder will be notified of the State's decision. Absent a determination by the State that the information may be withheld pursuant to Neb. Rev. Stat. § 84-712.05, the State will consider all information a public record subject to disclosure.

If the State determines it is required to release withheld proprietary information, the bidder will be informed. It will be the bidder's responsibility to defend the bidder's asserted interest in non-disclosure.

To facilitate such public postings, with the exception of proprietary information, the State of Nebraska reserves a royalty-free, nonexclusive, and irrevocable right to copy, reproduce, publish, post to a website, or otherwise use any contract, or solicitation response for any purpose, and to authorize others to use the documents. Any individual or entity awarded a contract, or who submits a solicitation response, specifically waives any copyright or other protection the contract, or solicitation response may have; and acknowledges that they have the ability and authority to enter into such waiver. This reservation and waiver are a prerequisite for submitting a solicitation response, and award of a contract. Failure to agree to the reservation and waiver will result in the solicitation response being found non-responsive and rejected.

Any entity awarded a contract or submitting a solicitation response agrees not to sue, file a claim, or make a demand of any kind, and will indemnify and hold harmless the State and its employees, volunteers, agents, and its elected and appointed officials from and against any and all claims, liens, demands, damages, liability, actions, causes of action, losses, judgments, costs, and expenses of every nature, including investigation costs and expenses, settlement costs, and attorney fees and expenses, sustained or asserted against the State, arising out of, resulting from, or attributable to the posting of the contract or solicitation response, awards, and other documents.

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GLOSSARY OF TERMS

Acceptance Test Procedure: Benchmarks and other performance criteria, developed by the State or other sources of testing standards, for measuring the effectiveness of products or goods and the means used for testing such performance

Addendum: A written correction or alteration to a document during the solicitation process (e.g., Questions and Answers, Revised Schedule of Events, Addendum to Contract Award)

Agency: All officers of the state, departments, bureaus, boards, commissions, councils, and institutions receiving legislative appropriations

Agent/Representative: A person authorized to act on behalf of another

Amend: To alter or change by adding, subtracting, or substituting

Amendment: A written correction or alteration to a document

Appropriation: Legislative authorization to expend public funds for a specific purpose; money set apart for a specific use

Automated Clearing House (ACH): Electronic network for financial transactions in the United States

Award: All purchases, leases, or contracts which are based on competitive solicitations will be awarded according to the provisions in the solicitation

Best and Final Offer (BAFO): In a competitive solicitation, the final offer submitted which contains Vendor's most favorable terms for price

Bid: See Solicitation Response

Bid Opening: The process of opening correctly submitted solicitation responses at the time and place specified in the written solicitation and in the presence of any bidder who wishes to attend

Bidder: A Vendor who submits a Solicitation Response

Breach: Violation of a contractual obligation by failing to perform or repudiation of one's own promise

Business: Any corporation, partnership, individual, sole proprietorship, joint-stock company, joint venture, or any other private legal entity

Business Day: Any weekday, except State-recognized holidays

Calendar Day: Every day shown on the calendar including Saturdays, Sundays, and State/Federal holidays

Cancellation: To call off or revoke a solicitation, purchase order, or contract without expectation of conducting or performing at a later time

Catalog/Non-Core: A printed or electronic list of products a Vendor may provide at a discounted rate or discount off list price to the State. Initial contract award(s) is not based on Catalog/Non-Core items

Central Processing Unit (CPU): Any computer or computer system that is used by the State to store, process, or retrieve data or perform other functions using Operating Systems and applications software

Change Order: Document that provides amendments to an executed purchase order or contract

Collusion: An agreement or cooperation between two or more persons or entities to accomplish a fraudulent, deceitful, or unlawful purpose

Commodities: Any equipment, material, supply, or goods; anything movable or tangible that is provided or sold

Commodities Description: Detailed descriptions of the items to be purchased; may include information necessary to obtain the desired quality, type, color, size, shape, or special characteristics necessary to perform the work intended to produce the desired results

Competition: The effort or action of two or more commercial interests to obtain the same business from third parties

Confidential Information: See Proprietary Information

Contract: An agreement between two or more parties creating obligations that are enforceable or otherwise recognizable at law; the writing that sets forth such an agreement

Contract Administration: The management of the contract which includes and is not limited to contract signing, contract amendments and any necessary legal actions

Contract Award: Document that officially awards a contract to a bidder(s) as the result of a competitive solicitation or a vendor(s) in a contract that qualifies for an exception or exemption from the competitive bidding requirements of the State Procurement Act

Contract Management: The management of day-to-day activities at the agency which includes but is not limited to ensuring deliverables are received, specifications are met, handling meetings and making payments to the Vendor

Contract Period: The duration of the contract

Contractor: See Vendor

Cooperative Purchasing: The combining of requirements of two or more political entities to obtain advantages of volume purchases, reduction in administrative expenses or other public benefits

Copyright: A property right in an original work of authorship fixed in any tangible medium of expression, giving the holder the exclusive right to reproduce, adapt and distribute the work

Cost Sheet: A required document that is completed by the vendor in the prescribed format to show the vendor's pricing to provide the commodities or perform the services requested.

Critical Program Error: Any Program Error, whether or not known to the State, which prohibits or significantly impairs use of the Licensed Software as set forth in the documentation and intended in the contract

Customer Service: The process of ensuring customer satisfaction by providing assistance and advice on those commodities or services provided by a Vendor

Default: The omission or failure to perform a contractual duty

Deviation: Any proposed change(s) or alteration(s) to either the terms and conditions or deliverables within the scope of the written solicitation or contract

Evaluation: The process of examining a solicitation response after opening to determine the bidder's responsibility, responsiveness to requirements, and to ascertain other characteristics of the solicitation response that relate to determination of the successful award

Evaluation Committee: Individual(s) identified by the agency that leads the solicitation to evaluate solicitation responses

Extension: Continuance of a contract for a specified duration upon the agreement of the parties beyond the original Contract Period; not to be confused with "Renewal Period"

Free on Board (F.O.B.) Destination: The delivery charges are included in the quoted price and prepaid by the Vendor. Vendor is responsible for all claims associated with damages during delivery of product.

Free on Board (F.O.B.) Point of Origin: The delivery charges are not included in the quoted price and are the responsibility of the agency. Agency is responsible for all claims associated with damages during delivery of product

Foreign Corporation: A foreign corporation that was organized and chartered under the laws of another state, government, or country

Goods: See Commodities

Installation Date: The date when the procedures described in "Installation by Vendor" and "Installation by State" as found in the solicitation or contract are completed

Interested Party: A person acting in their personal capacity or an entity entering into a contract or other agreement creating a legal interest therein

Late Solicitation Response: A solicitation response received after the Opening Date and Time

Licensed Software Documentation: The user manuals and any other materials in any form or medium customarily provided by the Vendor to the users of the Licensed Software which will provide the State with sufficient information to operate, diagnose, and maintain the Licensed Software properly, safely, and efficiently

Mandatory: Required, compulsory, or obligatory

May: Discretionary, permitted; used to express possibility

Module (see System): A collection of routines and data structures that perform a specific function of software

Must: See Shall

National Institute for Governmental Purchasing (NIGP): National Institute of Governmental Purchasing – Source used for assignment of universal commodity codes to goods and services

Non-core: See Catalog

Non-Responsive Solicitation Response: Any solicitation response that does not comply with the requirements of the solicitation or cannot be evaluated against the other solicitation responses

Nonnegotiable: These clauses are controlled by state law and are not subject to negotiation

Opening Date and Time: Specified date and time for the opening of received, labeled, and sealed formal solicitation responses

Operating System: The control program in a computer that provides the interface to the computer hardware and peripheral devices, and the usage and allocation of memory resources, processor resources, input/output resources, and security resources

Outsourcing: The contracting out of a business process that an organization may have previously performed internally or for which an organization has a new need to an independent organization from which the process is purchased back

Payroll & Financial Center (PFC): Electronic procurement system of record

Performance Bond: An insurance agreement accompanied by a monetary commitment by which a third party (the surety) accepts liability and guarantees that the Vendor fulfills any and all obligations under the contract

Personal Property: See Commodities

Platform: A specific hardware and Operating System combination that is different from other hardware and Operating System combinations to the extent that a different version of the Licensed Software product is required to execute properly in the environment established by such hardware and Operating System combination

Point of Contact (POC): The person designated to receive communications and to communicate

Product: Something that is distributed commercially for use or consumption and that is usually (1) tangible personal property, (2) the result of fabrication or processing, and (3) an item that has passed through a chain of commercial distribution before ultimate use or consumption

Program Error: Code in Licensed Software that produces unintended results or actions or that produces results or actions other than those described in the specifications. A program error includes, without limitation, any Critical Program Error.

Program Set: The group of programs and products, including the Licensed Software specified in the solicitation, plus any additional programs and products licensed by the State under the contract for use by the State

Project: The total scheme, program, or method worked out for the accomplishment of an objective, including all documentation, commodities, and services to be provided under the contract

Proposal: See Solicitation Response

Proprietary Information: Trade secrets, academic and scientific research work that is in progress and unpublished or other information that if released would give advantage to business competitors and serve no public purpose. See Neb. Rev. Stat. § 84-712.05(3). In accordance with Attorney General Opinions 92068 and 97033, proof that information is proprietary requires identification of specific named competitor(s) advantaged by release of the information and the demonstrated advantage the named competitor(s) would gain by the release of information.

Protest/Grievance:

A complaint about a governmental action or decision related to the solicitation or resultant contract under SPB's Protest Policy.

Quote: See Solicitation Response

Recommended Hardware Configuration: The data processing hardware (including all terminals, auxiliary storage, communication, and other peripheral devices) to the extent used by the State as recommended by the Vendor

Release Date: The date of public release of the solicitation

Renewal Period: Optional contract periods subsequent to the original Contract Period for a specified duration with previously agreed to terms and conditions; not to be confused with "Extension"

Request for Proposal (RFP): See Solicitation

Responsible Bidder: A Vendor who has the capability in all respects to perform fully and lawfully all requirements with integrity and reliability to assure good faith performance

Responsive Bidder: A Vendor who has submitted a solicitation response which conforms to all requirements of the solicitation

Shall: An order/command; mandatory

Should: Expected; suggested, but not necessarily mandatory

Software License: Legal instrument with or without printed material that governs the use or redistribution of licensed software

Solicitation: A formal invitation to receive quotes in the form of a Request for Proposal or Invitation to Bid

Solicitation Bond: An insurance agreement, accompanied by a monetary commitment, by which a third party (the surety) accepts liability and guarantees that the Vendor will not withdraw the solicitation response

Solicitation Conference: A meeting scheduled for the purpose of clarifying a written solicitation and related expectations

Solicitation Response: An offer, quote, bid, or proposal submitted by a Vendor in response to a Solicitation

Specifications: The detailed statement, especially of the measurements, quality, materials, and functional characteristics, or other items to be provided under a contract

Subcontractor: Individual or entity with whom the Vendor enters a contract to perform a portion of the work awarded to the Vendor

System (see Module): Any collection or aggregation of two (2) or more Modules that is designed to function, or is represented by the Vendor as functioning or being capable of functioning, as an entity

Termination:

Occurs when either Party, under a power created by agreement or law, puts an end to the contract prior to the stated expiration date; all obligations that are still executory on both sides are discharged but any right based on prior breach or performance survives

Third-Party: Any person or entity, including but not limited to fiduciaries, shareholders, owners, officers, managers, employees, legally disinterested persons, and subcontractors or agents, and their employees. It shall not include any entity or person who is an interested party to the contract or agreement

Trade Secret: Information, including but not limited to, a drawing, formula, pattern, compilation, program, device, method, technique, code, or process that (a) derives independent economic value, actual or potential, from not being known to, and not being ascertainable by proper means by, other persons who can obtain economic value from its disclosure or use; and (b) is the subject of efforts that are reasonable under the circumstances to maintain its secrecy (see Neb. Rev. Stat. § 87-502(4))

Trademark: A word, phrase, logo, or other graphic symbol used by a manufacturer or Vendor to distinguish its product from those of others, registered with the U.S. Patent and Trademark Office

Upgrade: Any change that improves or alters the basic function of a product of service

Vendor: An individual or entity lawfully conducting business with the State. or licensed to do so, who seeks to provide and contract for goods or services under the terms of a Solicitation and/or Contract

Vendor Performance Report: A report completed by the using agency and submitted to State Purchasing Bureau documenting products or services delivered or performed which exceed or fail to meet the terms of the purchase order, contract, and/or solicitation specifications

Will: See Shall

Work Day: See Business Day

ACRONYM LIST

ACH – Automated Clearing House
ARO – After Receipt of Order
BAFO – Best and Final Offer
COI – Certificate of Insurance
CPU – Central Processing Unit
DAS – Department of Administrative Services
F.O.B. – Free on Board
ICT – Information and Communication Technology
ITB – Invitation to Bid
NIGP – National Institute for Governmental Purchasing
PA – Participating Addendum
RFP – Request for Proposal
SBD – State Building Division
SPB – State Purchasing Bureau

I. PROCUREMENT PROCEDURE

A. GENERAL INFORMATION

This solicitation is designed to solicit responses from qualified bidders who will be responsible for providing Cleaning Services for Various Facilities in Lincoln, NE at a competitive and reasonable cost.

Solicitation responses shall conform to all instructions, conditions, and requirements included in the solicitation. Prospective bidders are expected to carefully examine all documents, schedules, and requirements in this solicitation, and respond to each requirement in the format prescribed. Solicitation responses may be found non-responsive if they do not conform to the solicitation.

B. PROCURING OFFICE AND COMMUNICATION WITH STATE STAFF AND EVALUATORS

Procurement responsibilities related to this solicitation reside with the State Purchasing Bureau. The point of contact (POC) for the procurement is as follows:

RFP Number: 121776 O5
Name: Brook Taylor (Procurement Contract Officer)
Agency: State Purchasing Bureau
Address: 1526 K Street, Suite 130
Lincoln, NE 68508
Telephone: 402-471-6500
E-Mail: as.materielpurchasing@nebraska.gov

From the date the solicitation is issued until the Intent to Award is issued, communication from the bidder is limited to the POC listed above. After the Intent to Award is issued, the bidder may communicate with individuals the State has designated as responsible for negotiating the contract on behalf of the State. No member of the State Government, employee of the State, or member of the Evaluation Committee is empowered to make binding statements regarding this solicitation. The POC will issue any answers, clarifications, or amendments regarding this solicitation in writing. Only the SPB or awarding agency can award a contract. Bidders shall not have any communication with or attempt to communicate or influence any evaluator involved in this solicitation.

The following exceptions to these restrictions are permitted:

1. Contact made pursuant to pre-existing contracts or obligations.
2. Contact required by the schedule of events or an event scheduled later by the POC; and
3. Contact required for negotiation and execution of the final contract.

The State reserves the right to reject a bidder's solicitation response, withdraw an Intent to Award, or terminate a contract if the State determines there has been a violation of these procurement procedures.

C. SCHEDULE OF EVENTS

The State expects to adhere to the procurement schedule shown below, but all dates are approximate and subject to change.

NOTE: All ShareFile links in the Schedule of Events below, are unique links for each schedule step. Please click the correct link for the upload step you are requesting.

Schedule of Events		
ACTIVITY		DATE/TIME
1.	Release solicitation	June 20, 2025
2.	Last day to submit written questions. ShareFile link for uploading questions: https://nebraska.sharefile.com/r-r9ea2c449ab60456da3a01b24dbcb1445	June 29, 2025
3.	State responds to written questions through solicitation "Addendum" to be posted to the Internet at: http://das.nebraska.gov/materiel/bidopps.html	July 1, 2025
4.	Optional site walk throughs of the following locations: NSOB, FNAB, and Whitehall Campus Walk throughs will start at the NSOB in the main lobby on the first floor 301 Centennial Mall S. Lincoln, NE 68509	July 7, 2025 9:00 AM
5.	Last day submit post site walk through written questions. ShareFile link for uploading questions: https://nebraska.sharefile.com/r-r37d1e9d8db1940c1865f7af00c16f8c1	July 7, 2025
6.	State responds to post site walk through written questions, through solicitation "Addendum" to be posted to the Internet at: http://das.nebraska.gov/materiel/bidopps.html	July 8, 2025
7.	Electronic Solicitation Opening – Online Via Webex IT IS THE BIDDER'S RESPONSIBILITY TO UPLOAD ELECTRONIC FILES BY OPENING DATE AND TIME. EXCEPTIONS WILL NOT BE MADE FOR TECHNOLOGY ISSUES. ShareFile Electronic Solicitation Submission Link: https://nebraska.sharefile.com/r-r14d674727b98487cbf2ec7d10fb72b6b Join Webex Meeting https://sonvideo.webex.com/sonvideo/j.php?MTID=mb1f6a96432e074e4aa8c6b6c73a076d8 Webinar number: 2497 124 8245 Webinar password: ZEsPU5wmu53 (93778596 when dialing from a phone or video system) Agenda: 121776 O5 Electronic Bid Opening Join by video system Dial 24971248245@sonvideo.webex.com You can also dial 173.243.2.68 and enter your webinar number. Join by phone +1-408-418-9388 United States Toll Access code: 2497 124 8245 Global call-in numbers	July 11, 2025 2:00 PM Central Time
8.	Review for conformance to solicitation requirements	July 11 – 14, 2025
9.	Evaluation period	July 14 – 15, 2025
10.	Post "Notification of Intent to Award" to Internet at: https://das.nebraska.gov/materiel/bidopps.html	July 16, 2025
11.	Contract finalization period	July 16 – 31, 2025
12.	Contract award	August 1, 2025
13.	Vendor start date	August 1, 2025

D. WRITTEN QUESTIONS AND ANSWERS

Questions regarding the meaning or interpretation of any solicitation provision must be submitted in writing to State Purchasing Bureau and clearly marked "Solicitation Number 121776 O5; Cleaning Services Questions". The POC is not obligated to respond to questions that are received late per the Schedule of Events.

Bidders should submit questions for any items upon which assumptions may be made when preparing a response to the solicitation. Any solicitation response containing assumptions may be deemed non-responsive and may be rejected by the State. Solicitation responses will be evaluated without consideration of any known or unknown assumptions of a bidder. The contract will not incorporate any known or unknown assumptions of a bidder.

Questions should be uploaded using the ShareFile link provided in the solicitation Schedule of Events, Section I.C. It is recommended that bidders submit questions using the following format:

RFP Section Reference	RFP Page Number	Question

Written answers will be posted at <https://das.nebraska.gov/materiel/bidopps.html> per the Schedule of Events.

E. SECRETARY OF STATE/TAX COMMISSIONER REGISTRATION REQUIREMENTS (Nonnegotiable)

All bidders must be authorized to transact business in the State of Nebraska and comply with all Nebraska Secretary of State Registration requirements. The bidder who is the recipient of an Intent to Award may be required to certify that it has complied and produce a true and exact copy of its current (within ninety (90) calendar days of the intent to award) Certificate or Letter of Good Standing, or in the case of a sole proprietorship, provide written documentation of sole proprietorship and complete the United States Citizenship Attestation Form, available on the Department of Administrative Services website at: <https://das.nebraska.gov/materiel/docs/pdf/Individual%20or%20Sole%20Proprietor%20United%20States%20Attestation%20Form%20English%20and%20Spanish.pdf> This should be accomplished prior to execution of the contract.

F. ETHICS IN PUBLIC CONTRACTING

The State reserves the right to reject solicitation responses, withdraw an intent to award or award, or terminate a contract if an ethical violation has been committed, which includes, but is not limited to:

1. Offering or giving, directly or indirectly, a bribe, fee, commission, compensation, gift, gratuity, or anything of value to any person or entity in an attempt to influence the bidding process;
2. Utilizing the services of lobbyists, attorneys, political activists, or consultants to influence or subvert the bidding process;
3. Being considered for, presently being, or becoming debarred, suspended, ineligible, or excluded from contracting with any state or federal entity;
4. Submitting a solicitation response on behalf of another Party or entity; and
5. Colluding with any person or entity to influence the bidding process, submit sham solicitation responses, preclude bidding, fix pricing or costs, create an unfair advantage, subvert the solicitation response, or prejudice the State.

The bidder shall include this clause in any subcontract entered into for the exclusive purpose of performing this contract.

Bidder shall have an affirmative duty to report any violations of this clause by the bidder throughout the bidding process and throughout the term of this contract for the awarded bidder and their subcontractors.

G. DEVIATIONS FROM THE SOLICITATION

The requirements contained in the solicitation (Sections II through V) become a part of the terms and conditions of the contract resulting from this solicitation. Any deviations from the solicitation in Sections II through V must be clearly defined by the bidder in its solicitation response and, if accepted by the State, will become part of the contract. Any specifically defined deviations must not be in conflict with the basic nature of the solicitation, requirements, or applicable state or federal laws or statutes. "Deviation", for the purposes of this solicitation, means any proposed changes or alterations to either the contractual language or deliverables within the scope of this solicitation. The State discourages deviations and reserves the right to reject proposed deviations.

H. SUBMISSION OF SOLICITATION RESPONSES

The State is only accepting electronic responses submitted in accordance with this solicitation. The State will not accept solicitation responses by mail, email, voice, or telephone, unless otherwise explicitly stated in writing by the State.

Pages may be consecutively numbered for the entire solicitation response or may be numbered consecutively within sections. Figures and tables should be numbered and referenced in the text by that number. They should be placed as close as possible to the referencing text.

It is the bidder's responsibility to ensure the solicitation response is received electronically by the date and time indicated in the Schedule of Events. Solicitation Responses must be submitted via ShareFile by the date and time of the opening per the Schedule of Events. No late solicitation responses will be accepted.

It is the responsibility of the bidder to check the website for all information relevant to this solicitation to include addenda and/or amendments issued prior to the opening date. The website can be found here: <https://das.nebraska.gov/materiel/bidopps.html>.

Emphasis should be concentrated on conformance to the solicitation instructions, responsiveness to requirements, completeness, and clarity of content. If the solicitation response is presented in such a fashion that makes evaluation difficult or overly time consuming the State reserves the right to reject the solicitation response as non-conforming.

The ShareFile link for uploading Solicitation Response(s) is provided in the Schedule of Events, Section I.C.

*****UNLESS OTHERWISE NOTED, DO NOT SUBMIT DOCUMENTS
THAT CAN ONLY BE ACCESSED WITH A PASSWORD*****

1. Bidders must submit responses via ShareFile using the solicitation submission link.

Note: Not all browsers are compatible with ShareFile. Currently Google Chrome, Internet Explorer, Microsoft Edge, Safari, and Firefox are compatible. After the bidder clicks the solicitation response submission link, the bidder will be prompted to enter contact information including an e-mail address. By entering an e-mail address, the bidder should receive a confirmation email confirming the successful upload directly from ShareFile.

ShareFile link for uploading solicitation response(s) provided in the Schedule of Events, Section I.C.

- a.** The Solicitation response and Proprietary information should be uploaded as separate and distinct files.
 - i.** If duplicated responses are submitted, the State will retain only the most recently submitted response.
 - ii.** If it is the bidder's intent to submit multiple responses, the bidder must clearly identify the separate submissions.
 - iii.** It is the bidder's responsibility to allow time for electronic uploading. All file uploads must be completed by the Opening date and time per the Schedule of Events. No late responses will be accepted.
- b.** **ELECTRONIC SOLICITATION RESPONSE FILE NAMES**

The bidder should clearly identify the uploaded solicitation response files. To assist in identification the bidder should use the following naming convention:

 - i.** 121776 O5 Company Name
If multiple files are submitted for one solicitation response, add number of files to file names:
121776 O5 Company Name File 1 of 2
121776 O5 Company Name File 2 of 2
 - ii.** If multiple responses are submitted for the same solicitation, add the response number to the file names:
121776 O5 Company Name Response 1 File 1 of 2

The "Contractual Agreement Form" must be signed manually in ink or by DocuSign and returned by the opening date and time along with the bidder's solicitation response and any other requirements as stated in this solicitation in order for the bidder's solicitation response to be evaluated.

By signing this Contractual Agreement Form, the bidder guarantees compliance with the provisions stated in this solicitation and agrees to the terms and conditions unless otherwise indicated in writing.

I. SOLICITATION PREPARATION COSTS

The State shall not incur any liability for any costs incurred by bidder's in replying to this solicitation, including any activity related to bidding on this solicitation.

J. FAILURE TO COMPLY WITH SOLICITATION

Violation of the terms and conditions contained in this solicitation or any resultant contract, at any time before or after the award, shall be grounds for action by the State which may include, but is not limited to, the following:

- 1.** Rejection of a bidder's solicitation response,
- 2.** Withdrawal of the Intent to Award,
- 3.** Withdrawal of the Award,
- 4.** Negative documentation regarding Vendor Performance,
- 5.** Termination of the resulting contract,
- 6.** Legal action; and

7. Suspension or Debarment of the bidder from further bidding with the State for the period of time relative to the seriousness of the violation. Such period to be within the sole discretion of the State.

K. SOLICITATION RESPONSE CORRECTIONS

A bidder may correct a mistake in an electronically submitted solicitation response prior to the time of opening by uploading a revised and completed solicitation response.

1. If a corrected electronic solicitation response is submitted, the file name(s) date/time stamped with latest date/time stamp will be accepted. The corrected solicitation response file name(s) should be identified as:
 - a. Corrected 121776 O5 Company Name Response #1 File 1 of 2,
 - b. Corrected 121776 O5 Company Name Response #2 File 2 of 2, etc.

Changing a solicitation response after opening may be permitted if the change is made to correct a minor error that does not affect price, quantity, quality, delivery, or contractual conditions. In case of a mathematical error in extension of price, unit price shall govern.

L. LATE SOLICITATION RESPONSES

Solicitation Responses received after the time and date of the opening will be considered late responses. Late responses will be considered non-responsive. The State is not responsible for responses that are late or lost regardless of cause or fault.

M. BID OPENING

The opening will consist of opening solicitation responses and announcing the names of bidders. Responses **WILL NOT** be available for viewing by those present at the opening. Responses will be posted to the State Purchasing Bureau website once an Intent to Award has been posted to the website. Once responses are opened, they become the property of the State of Nebraska and will not be returned.

N. SOLICITATION REQUIREMENTS

The solicitation responses will first be examined to determine if all requirements listed below have been addressed and whether further evaluation is warranted. Solicitation responses not meeting the requirements may be rejected as non-responsive. The requirements are as follows:

1. Original Contractual Agreement Form signed manually in ink or by DocuSign;
2. Clarity and responsiveness;
3. Completed Sections II through IV; and
4. Completed Cost Sheet.

O. EVALUATION COMMITTEE

Solicitation Responses are evaluated by members of an Evaluation Committee(s). The Evaluation Committee(s) will consist of individuals selected at the discretion of the State. Names of the members of the Evaluation Committee(s) will not be published prior to the intent to award.

Any contact, attempted contact, or attempt to influence an evaluator that is involved with this Solicitation may result in the rejection of this response and further administrative actions.

P. EVALUATION OF SOLICITATION RESPONSES

All solicitation responses that are deemed responsive to the solicitation will be evaluated based on the following:

1. Cost Sheet.

Neb. Rev. Stat. § 73-808 allows the State to consider a variety of factors, including, but not limited to, the quality of performance of previous contracts to be considered when evaluating responses to competitive solicitations in determining a responsible bidder. Information obtained from any Contract Compliance Request or any Contract Non-Compliance Notice (See Terms & Conditions, Section H) may be used in evaluating responses to solicitations for goods and services to determine the best value for the State.

Neb. Rev. Stat. § 73-107 allows for a preference for a resident disabled veteran or business located in a designated enterprise zone. When a state contract is to be awarded to the lowest responsible bidder, a resident disabled veteran or a business located in a designated enterprise zone under the Enterprise Zone Act shall be allowed a preference over any other resident or nonresident bidder, if all other factors are equal.

Resident disabled veterans means any person (a) who resides in the State of Nebraska, who served in the United States Armed Forces, including any reserve component or the National Guard, who was discharged or otherwise separated with a characterization of honorable or general (under honorable conditions), and who possesses a disability rating letter issued by the United States Department of Veterans Affairs establishing a service-connected disability or a disability determination from the United States Department of Defense and (b)(i) who owns and controls a business or, in the case of a publicly owned business, more than fifty percent of the stock is owned by one or more persons described in (a) of this paragraph and (ii) the management

and daily business operations of the business are controlled by one or more persons described in (a) of this paragraph. Any contract entered into without compliance with this section shall be null and void.

Therefore, if a resident disabled veteran or business located in a designated enterprise zone submits a solicitation response in accordance with Neb. Rev. Stat. § 73-107 and has so indicated on the Contractual Agreement Form under "Vendor must complete the following" requesting priority/preference to be considered in the award of this contract, the following will need to be submitted by the Vendor within ten (10) business days of request:

1. Documentation from the United States Armed Forces confirming service,
2. Documentation of discharge or otherwise separated characterization of honorable or general (under honorable conditions),
3. Disability rating letter issued by the United States Department of Veterans Affairs establishing a service-connected disability or a disability determination from the United States Department of Defense; and
4. Documentation which shows ownership and control of a business or, in the case of a publicly owned business, more than fifty percent of the stock is owned by one or more persons described in subdivision (a) of this subsection; and the management and daily business operations of the business are controlled by one or more persons described in subdivision (a) of this subsection.

Failure to submit the requested documentation within ten (10) business days of notice will disqualify the bidder from consideration of the preference.

Q. BEST AND FINAL OFFER

Each bidder should provide its best offer with their original solicitation response and should not expect the State to request a best and final offer (BAFO).

The State reserves the right to conduct more than one BAFO. If requested by the State, the BAFO must be submitted on the BAFO Cost Sheet and in accordance with the State's instructions. Failure to submit a requested BAFO or failure to submit a BAFO in accordance with the State's instructions may result in rejection of the bidder's entire solicitation response. BAFOs may be scored and ranked by the Evaluation Committee.

R. REFERENCE AND CREDIT CHECKS

The State reserves the right to conduct and consider reference and credit checks. The State reserves the right to use third parties to conduct reference and credit checks. By submitting a solicitation response, the bidder grants to the State the right to contact or arrange a visit in person with any or all of the bidder's clients. Reference and credit checks may be grounds to reject a solicitation response, withdraw an intent to award, or rescind the award of a contract.

S. AWARD

The State reserves the right to evaluate solicitation responses and award contracts in a manner utilizing criteria selected at the State's discretion and in the State's best interest. After evaluation of the solicitation responses, or at any point in the Solicitation process, the State of Nebraska may take one or more of the following actions:

1. Amend the solicitation;
2. Extend the date and time of a solicitation;
3. Waive deviations or errors in the State's solicitation process and in bidder responses that are not material, do not compromise the solicitation process or a bidder's response, and do not improve a Vendor's competitive position;
4. Accept or reject a portion of or all of a solicitation response;
5. Accept or reject all responses;
6. Withdraw the solicitation;
7. Elect to re-release the solicitation;
8. Award single lines or multiple lines to one or more Vendors; or,
9. Award one or more all-inclusive contracts.

The State of Nebraska may consider, but is not limited to considering, one or more of the following award criteria:

1. Price,
2. Location,
3. Quality,
4. Delivery time,
5. Bidder qualifications and capabilities,
6. State contract management requirements and/or costs; and,

The solicitation does not commit the State to award a contract. Once intent to award decision has been determined, it will be posted to the Internet at: <https://das.nebraska.gov/materiel/bidopps.html>

Any protests must be filed by a bidder within ten (10) business days after the intent to award decision is posted to the Internet. Grievance and protest procedure is available on the Internet at: https://das.nebraska.gov/materiel/docs/NE_DAS_Materiel_Purchasing_Agency-SPB_Policy_23_07_Protest_Policy.pdf

T. LUMP SUM OR “ALL OR NONE” SOLICITATION RESPONSES

The State reserves the right to purchase item-by-item, by groups or as a total when the State may benefit by so doing. Bidders may submit a response on an “all or none” or “lump sum” basis but should also submit a response on an item-by-item basis. The term “all or none” means a conditional response which requires the purchase of all items on which responses are offered, and bidder declines to accept award on individual items; a “lump sum” response is one in which the bidder offers a lower price than the sum of the individual responses if all items are purchased but agrees to deliver individual items at the prices quoted.

“LUMP SUM” OR “ALL OR NONE” RESPONSES SHOULD BE CLEARLY IDENTIFIED ON THE FIRST PAGE OF THE SOLICITATION AND COST SHEET (IF APPLICABLE)

U. REJECTION OF SOLICITATION RESPONSES

The State reserves the right to reject any or all responses, wholly or in part, in the best interest of the State.

V. PRICES & COST CLARIFICATION

Discount and Price provisions are discussed in Sections III.F. and III.G. The State reserves the right to review all aspects of cost for reasonableness and realism as those terms are defined in (Neb. Rev. Stat. § 73-810 (1) (a) and (b) The State may request clarification of any solicitation where the cost component indicates a significant and unsupported deviation from industry standards or in areas where detailed pricing is required. Under Neb. Rev. Stat. § 73-810 (2), the State may reject a bid if the price is not reasonable or realistic.

II. TERMS AND CONDITIONS

Bidder should read the Terms and Conditions within this section and must initial either “Accept All Terms and Conditions Within Section as Written” or “Exceptions Taken to Terms and Conditions Within Section as Written” in the table below. If exception is not taken to a provision, it is deemed accepted as stated. If the bidder takes any exceptions, they must provide the following within the “Exceptions” field of the table below (Bidder may provide responses in separate attachment if multiple exceptions are taken):

1. The specific clause, including section reference, to which an exception has been taken;
2. An explanation of why the bidder took exception to the clause; and
3. Provide alternative language to the specific clause within the solicitation response.

By signing the solicitation, bidder agrees to be legally bound by all the accepted terms and conditions, and any proposed alternative terms and conditions submitted with the solicitation response. The State reserves the right to negotiate rejected or proposed alternative language. If the State and bidder fail to agree on the final Terms and Conditions, the State reserves the right to reject the solicitation response. The State reserves the right to reject solicitation responses that attempt to substitute the bidder’s commercial contracts and/or documents for this solicitation.

Accept All Terms and Conditions Within Section as Written (Initial)	Exceptions Taken to Terms and Conditions Within Section as Written (Initial)	Exceptions: (Bidder must note the specific clause, including section reference, to which an exception has been taken, an explanation of why the bidder took exception to the clause, and provide alternative language to the specific clause within the solicitation response.)
CA		

The bidders should submit with their solicitation response any license, user agreement, service level agreement, or similar documents that the bidder wants incorporated in the Contract. The State will not consider incorporation of any document not submitted with the solicitation response as the document will not have been included in the evaluation process. These documents shall be subject to negotiation and will be incorporated as addendums if agreed to by the Parties.

If a conflict or ambiguity arises after the Addendum to Contract Award has been negotiated and agreed to, the Addendum to Contract Award shall be interpreted as follows:

1. If only one (1) Party has a particular clause, then that clause shall control,
2. If both Parties have a similar clause, but the clauses do not conflict, the clauses shall be read together,
3. If both Parties have a similar clause, but the clauses conflict, the State’s clause shall control.

A. GENERAL

1. The contract resulting from this Solicitation shall incorporate the following documents:
 - a. Solicitation, including any attachments and addenda;
 - b. Questions and Answers;
 - c. Bidder’s properly submitted solicitation response, including any terms and conditions or agreements submitted by the bidder;
 - d. Addendum to Contract Award (if applicable); and
 - e. Amendments to the Contract. (if applicable)

These documents constitute the entirety of the contract.

Unless otherwise specifically stated in a future contract amendment, in case of any conflict between the incorporated documents, the documents shall govern in the following order of preference with number one (1) receiving preference over all other documents and with each lower numbered document having preference over any higher numbered document: 1) Amendment to the executed Contract with the most recent dated amendment having the highest priority, 2) Executed Contract and any attached Addenda 3) Addendums to the solicitation and any Questions and Answers, 4) the original solicitation document and any Addenda or attachments, and 5) the Vendor’s submitted solicitation response, including any terms and conditions or agreements that are accepted by the State.

Unless otherwise specifically agreed to in writing by the State, the State’s standard terms and conditions, as executed by the State, shall always control over any terms and conditions or agreements submitted or included by the Vendor.

Any ambiguity or conflict in the contract discovered after its execution, not otherwise addressed herein, shall be resolved in accordance with the rules of contract interpretation as established in the State of Nebraska.

B. NOTIFICATION

Bidder and State shall identify the contract manager who shall serve as the point of contact for the executed contract.

Communications regarding the executed contract shall be in writing and shall be deemed to have been given if delivered personally; electronically, return receipt requested; or mailed, return receipt requested. All notices, requests, or communications shall be deemed effective upon receipt.

Either party may change its address for notification purposes by giving notice of the change and setting forth the new address and an effective date.

C. BUYER'S REPRESENTATIVE

The State reserves the right to appoint a Buyer's Representative to manage or assist the Buyer in managing the contract on behalf of the State. The Buyer's Representative will be appointed in writing, and the appointment document will specify the extent of the Buyer's Representative authority and responsibilities. If a Buyer's Representative is appointed, the bidder will be provided a copy of the appointment document and is expected to cooperate accordingly with the Buyer's Representative. The Buyer's Representative has no authority to bind the State to a contract, amendment, addendum, or other change or addition to the contract.

D. GOVERNING LAW (Nonnegotiable)

Notwithstanding any other provision of this contract, or any amendment or addendum(s) entered into contemporaneously or at a later time, the parties understand and agree that, (1) the State of Nebraska is a sovereign state and its authority to contract is therefore subject to limitation by the State's Constitution, statutes, common law, and regulation; (2) this contract will be interpreted and enforced under the laws of the State of Nebraska; (3) any action to enforce the provisions of this agreement must be brought in the State of Nebraska per state law; (4) the person signing this contract on behalf of the State of Nebraska does not have the authority to waive the State's sovereign immunity, statutes, common law, or regulations; (5) the indemnity, limitation of liability, remedy, and other similar provisions of the final contract, if any, are entered into subject to the State's Constitution, statutes, common law, regulations, and sovereign immunity; and, (6) all terms and conditions of the final contract, including but not limited to the clauses concerning third party use, licenses, warranties, limitations of liability, governing law and venue, usage verification, indemnity, liability, remedy or other similar provisions of the final contract are entered into specifically subject to the State's Constitution, statutes, common law, regulations, and sovereign immunity.

The Parties must comply with all applicable local, state, and federal laws, ordinances, rules, orders, and regulations.

E. BEGINNING OF WORK & SUSPENSION OF SERVICES

The bidder shall not commence any billable work until a valid contract has been fully executed by the State and the successful Vendor. The Vendor will be notified in writing when work may begin.

The State may, at any time and without advance notice, require the Vendor to suspend any or all performance or deliverables provided under this Contract. In the event of such suspension, the Contract Manager or POC, or their designee, will issue a written order to stop work. The written order will specify which activities are to be immediately suspended and the reason(s) for the suspension. Upon receipt of such order, the Vendor shall immediately comply with its terms and take all necessary steps to mitigate and eliminate the incurrence of costs allocable to the work affected by the order during the period of suspension. The suspended performance or deliverables may only resume when the State provides the Vendor with written notice that such performance or deliverables may resume, in whole or in part.

F. AMENDMENT

This Contract may be amended in writing, within scope, upon the agreement of both parties.

G. CHANGE ORDERS OR SUBSTITUTIONS

The State and the Vendor, upon the written agreement, may make changes to the contract within the general scope of the solicitation. Changes may involve specifications, the quantity of work, or such other items as the State may find necessary or desirable. Corrections of any deliverable, service, or work required pursuant to the contract shall not be deemed a change. The Vendor may not claim forfeiture of the contract by reasons of such changes.

The Vendor shall prepare a written description of the work required due to the change and an itemized cost sheet for the change. Changes in work and the amount of compensation to be paid to the Vendor shall be determined in accordance with applicable unit prices if any, a pro-rated value, or through negotiations. The State shall not incur a price increase for changes that should have been included in the Vendor's solicitation response, were foreseeable, or result from difficulties with or failure of the Vendor's solicitation response or performance.

No change shall be implemented by the Vendor until approved by the State, and the Contract is amended to reflect the change and associated costs, if any. If there is a dispute regarding the cost, but both parties agree that immediate implementation is

necessary, the change may be implemented, and cost negotiations may continue with both Parties retaining all remedies under the contract and law.

In the event any good or service is discontinued or replaced upon mutual consent during the contract period or prior to delivery, the State reserves the right to amend the contract to include the alternate product at the same price.

*****Vendor will not substitute any item that has been awarded without prior written approval of SPB*****

H. RECORD OF VENDOR PERFORMANCE

The State may document the vendor's performance, which may include, but is not limited to, the customer service provided by the vendor, the ability of the vendor, the skill of the vendor, and any instance(s) of products or services delivered or performed which fail to meet the terms of the purchase order, contract, and/or specifications. In addition to other remedies and options available to the State, the State may issue one or more notices to the vendor outlining any issues the State has regarding the vendor's performance for a specific contract ("Contract Compliance Request"). The State may also document the Vendor's performance in a report, which may or may not be provided to the vendor ("Contract Non-Compliance Notice"). The Vendor shall respond to any Contract Compliance Request or Contract Non-Compliance Notice in accordance with such notice or request. At the sole discretion of the State, such Contract Compliance Requests and Contract Non-Compliance Notices may be placed in the State's records regarding the vendor and may be considered by the State and held against the vendor in any future contract or award opportunity. The record of vendor performance will be considered in any suspension or debarment action.

I. NOTICE OF POTENTIAL VENDOR BREACH

If Vendor breaches the contract or anticipates breaching the contract, the Vendor shall immediately give written notice to the State. The notice shall explain the breach or potential breach, a proposed cure, and may include a request for a waiver of the breach if so desired. The State may, in its discretion, temporarily or permanently waive the breach. By granting a waiver, the State does not forfeit any rights or remedies to which the State is entitled by law or equity, or pursuant to the provisions of the contract. Failure to give immediate notice, however, may be grounds for denial of any request for a waiver of a breach.

J. BREACH

Either Party may terminate the contract, in whole or in part, if the other Party breaches its duty to perform its obligations under the contract in a timely and proper manner. Termination requires written notice of default and a thirty (30) calendar day (or longer at the non-breaching Party's discretion considering the gravity and nature of the default) cure period. Said notice shall be delivered by email, delivery receipt requested; certified mail, return receipt requested; or in person with proof of delivery. Allowing time to cure a failure or breach of contract does not waive the right to immediately terminate the contract for the same or different contract breach which may occur at a different time.

The State's failure to make payment shall not be a breach, and the Vendor shall retain all available statutory remedies.

K. NON-WAIVER OF BREACH

The acceptance of late performance with or without objection or reservation by a Party shall not waive any rights of the Party nor constitute a waiver of the requirement of timely performance of any obligations remaining to be performed.

L. SEVERABILITY

If any term or condition of the contract is declared by a court of competent jurisdiction to be illegal or in conflict with any law, the validity of the remaining terms and conditions shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if the contract did not contain the provision held to be invalid or illegal.

M. INDEMNIFICATION

1. GENERAL

The Vendor agrees to defend, indemnify, and hold harmless the State and its employees, volunteers, agents, and its elected and appointed officials ("the indemnified parties") from and against any and all third party claims, liens, demands, damages, liability, actions, causes of action, losses, judgments, costs, and expenses of every nature, including investigation costs and expenses, settlement costs, and attorney fees and expenses ("the claims"), sustained or asserted against the State for personal injury, death, or property loss or damage, arising out of, resulting from, or attributable to the willful misconduct, negligence, error, or omission of the Vendor, its employees, Subcontractors, consultants, representatives, and agents, resulting from this contract, except to the extent such Vendor liability is attenuated by any action of the State which directly and proximately contributed to the claims.

2. INTELLECTUAL PROPERTY

The Vendor agrees it will, at its sole cost and expense, defend, indemnify, and hold harmless the indemnified parties from and against any and all claims, to the extent such claims arise out of, result from, or are attributable to, the actual or alleged infringement or misappropriation of any patent, copyright, trade secret, trademark, or confidential information of any third party by the Vendor or its employees, Subcontractors, consultants, representatives, and agents; provided, however, the State gives the Vendor prompt notice in writing of the claim. The Vendor may not settle any infringement claim that will affect the State's use of the Licensed Software without the State's prior written consent, which consent may be withheld for any reason.

If a judgment or settlement is obtained or reasonably anticipated against the State's use of any intellectual property for which the Vendor has indemnified the State, the Vendor shall, at the Vendor's sole cost and expense, promptly modify the item or items which were determined to be infringing, acquire a license or licenses on the State's behalf to provide the necessary rights to the State to eliminate the infringement, or provide the State with a non-infringing substitute that provides the State the same functionality. At the State's election, the actual or anticipated judgment may be treated as a breach of warranty by the Vendor, and the State may receive the remedies provided under this Solicitation.

3. PERSONNEL

The Vendor shall, at its expense, indemnify and hold harmless the indemnified parties from and against any claim with respect to withholding taxes, worker's compensation, employee benefits, or any other claim, demand, liability, damage, or loss of any nature relating to any of the personnel, including subcontractor's and their employees, provided by the Vendor.

4. SELF-INSURANCE

The State of Nebraska is self-insured for any loss and purchases excess insurance coverage pursuant to Neb. Rev. Stat. § 81-8,239.01. If there is a presumed loss under the provisions of this agreement, Vendor may file a claim with the Office of Risk Management pursuant to Neb. Rev. Stat. §§ 81-8,239.01 to 81-8,306 for review by the State Claims Board. The State retains all rights and immunities under the State Miscellaneous (Neb. Rev. Stat. § 81-8,294), Tort (Neb. Rev. Stat. § 81-8,209), and Contract Claim Acts (Neb. Rev. Stat. § 81-8,302), as outlined in state law and accepts liability under this agreement only to the extent provided by law.

The Parties acknowledge that Attorney General for the State of Nebraska is required by statute to represent the legal interests of the State, and that any provision of this indemnity clause is subject to the statutory authority of the Attorney General.

N. ATTORNEY'S FEES

In the event of any litigation, appeal, or other legal action to enforce any provision of the contract, the Parties agree to pay all expenses of such action, as permitted by law and if ordered by the court, including attorney's fees and costs, if the other Party prevails.

O. PERFORMANCE BOND

The Awarded Bidder will be required to supply a certified check or bond executed by a corporation authorized to contract surety in the State of Nebraska, payable to the State of Nebraska, which shall be valid for the life of the contract to include any renewal and/or extension periods. The amount of the certified check or bond must be \$75,000.00. The check or bond will guarantee that the Awarded Bidder will faithfully perform all requirements, terms and conditions of the contract. Failure to comply shall be grounds for forfeiture of the bond as liquidated damages. Amount of forfeiture will be determined by the agency based on loss to the State. The bond will be returned when the contract has been satisfactorily completed as solely determined by the State, after termination or expiration of the contract.

P. ASSIGNMENT, SALE, OR MERGER

Either Party may assign the contract upon mutual written agreement of the other Party. Such agreement shall not be unreasonably withheld.

The Vendor retains the right to enter into a sale, merger, acquisition, internal reorganization, or similar transaction involving Vendor's business. Vendor agrees to cooperate with the State in executing amendments to the contract to allow for the transaction. If a third party or entity is involved in the transaction, the Vendor will remain responsible for performance of the

contract until such time as the person or entity involved in the transaction agrees in writing to be contractually bound by this contract and perform all obligations of the contract.

Q. CONTRACTING WITH OTHER NEBRASKA POLITICAL SUBDIVISIONS OF THE STATE OR ANOTHER STATE

The Vendor may, but shall not be required to, allow agencies, as defined in Neb. Rev. Stat. § 81-145(2), to use this contract. The terms and conditions, including price, of the contract may not be amended. The State shall not be contractually obligated or liable for any contract entered into pursuant to this clause. A listing of Nebraska political subdivisions may be found at the website of the Nebraska Auditor of Public Accounts.

The Vendor may, but shall not be required to, allow other states, agencies or divisions of other states, or political subdivisions of other states to use this contract. The terms and conditions, including price, of this contract shall apply to any such contract, but may be amended upon mutual consent of the Parties. The State of Nebraska shall not be contractually or otherwise obligated or liable under any contract entered into pursuant to this clause. The State shall be notified if a contract is executed based upon this contract.

R. FORCE MAJEURE

Neither Party shall be liable for any costs or damages, or for default resulting from its inability to perform any of its obligations under the contract due to a natural or manmade event outside the control and not the fault of the affected Party ("Force Majeure Event") that was not foreseeable at the time the Contract was executed. The Party so affected shall immediately make a written request for relief to the other Party and shall have the burden of proof to justify the request. The other Party may grant the relief requested; relief may not be unreasonably withheld. Labor disputes with the impacted Party's own employees will not be considered a Force Majeure Event.

S. CONFIDENTIALITY

All materials and information provided by the Parties or acquired by a Party on behalf of the other Party shall be regarded as confidential information. All materials and information provided or acquired shall be handled in accordance with federal and state law, and ethical standards. Should said confidentiality be breached by a Party, the Party shall notify the other Party immediately of said breach and take immediate corrective action.

It is incumbent upon the Parties to inform their officers and employees of the penalties for improper disclosure imposed by the Privacy Act of 1974, 5 U.S.C. 552a. Specifically, 5 U.S.C. 552a (i)(1), which is made applicable by 5 U.S.C. 552a (m)(1), provides that any officer or employee, who by virtue of his/her employment or official position has possession of or access to agency records which contain individually identifiable information, the disclosure of which is prohibited by the Privacy Act or regulations established thereunder, and who knowing that disclosure of the specific material is prohibited, willfully discloses the material in any manner to any person or agency not entitled to receive it, shall be guilty of a misdemeanor and fined not more than \$5,000.

T. EARLY TERMINATION

The contract may be terminated as follows:

1. The State and the Vendor, by mutual written agreement, may terminate the contract, in whole or in part, at any time.
2. The State, in its sole discretion, may terminate the contract, in whole or in part, for any reason upon thirty (30) calendar day's written notice shall be delivered by email, delivery receipt requested; certified mail, return receipt requested; or in person with proof of delivery to the Vendor. Such termination shall not relieve the Vendor of warranty or other service obligations incurred under the terms of the contract. In the event of termination, the Vendor shall be entitled to payment, determined on a pro rata basis, for products or services satisfactorily performed or provided.
3. The State may terminate the contract, in whole or in part, immediately for the following reasons:
 - a. if directed to do so by statute,
 - b. Vendor has made an assignment for the benefit of creditors, has admitted in writing its inability to pay debts as they mature, or has ceased operating in the normal course of business,
 - c. a trustee or receiver of the Vendor or of any substantial part of the Vendor's assets has been appointed by a court,
 - d. fraud, misappropriation, embezzlement, malfeasance, misfeasance, or illegal conduct pertaining to performance under the contract by its Vendor, its employees, officers, directors, or shareholders,
 - e. an involuntary proceeding has been commenced by any Party against the Vendor under any one of the chapters of Title 11 of the United States Code and (i) the proceeding has been pending for at least sixty (60) calendar days; or (ii) the Vendor has consented, either expressly or by operation of law, to the entry of an order for relief; or (iii) the Vendor has been decreed or adjudged a debtor,
 - f. a voluntary petition has been filed by the Vendor under any of the chapters of Title 11 of the United States Code,
 - g. Vendor intentionally discloses confidential information,
 - h. Vendor has or announces it will discontinue support of the deliverable; and,
 - i. In the event funding is no longer available.

U. CONTRACT CLOSEOUT

Upon termination of the contract for any reason the Vendor shall within thirty (30) days, unless stated otherwise herein:

1. Transfer all completed or partially completed deliverables to the State,
2. Transfer ownership and title to all completed or partially completed deliverables to the State,
3. Return to the State all information and data unless the Vendor is permitted to keep the information or data by contract or rule of law. Vendor may retain one copy of any information or data as required to comply with applicable work product documentation standards or as are automatically retained in the course of Vendor's routine back up procedures,
4. Cooperate with any successor Contactor, person, or entity in the assumption of any or all of the obligations of this contract,
5. Cooperate with any successor Contactor, person, or entity with the transfer of information or data related to this contract,
6. Return or vacate any state owned real or personal property; and,
7. Return all data in a mutually acceptable format and manner.

Nothing in this section should be construed to require the Vendor to surrender intellectual property, real or personal property, or information or data owned by the Vendor for which the State has no legal claim.

V. AMERICANS WITH DISABILITIES ACT

Vendor shall comply with all applicable provisions of the Americans with Disabilities Act of 1990 (42 U.S.C. 12131–12134), as amended by the ADA Amendments Act of 2008 (ADA Amendments Act) (Pub.L. 110–325, 122 Stat. 3553 (2008)), which prohibits discrimination on the basis of disability by public entities.

III. VENDOR DUTIES

Bidder should read the Vendor Duties within this section and must initial either “Accept All Terms and Conditions Within Section as Written” or “Exceptions Taken to Vendor Duties Within Section as Written” in the table below. If exception is not taken to a provision, it is deemed accepted as stated. If the bidder takes any exceptions, they must provide the following within the “Exceptions” field of the table below (Bidder may provide responses in separate attachment if multiple exceptions are taken):

1. The specific clause, including section reference, to which an exception has been taken;
2. An explanation of why the bidder took exception to the clause; and
3. Provide alternative language to the specific clause within the solicitation response.

By signing the solicitation, bidder agrees to be legally bound by all the accepted terms and conditions, and any proposed alternative terms and conditions submitted with the solicitation response. The State reserves the right to negotiate rejected or proposed alternative language. If the State and bidder fail to agree on the final Terms and Conditions, the State reserves the right to reject the solicitation response. The State reserves the right to reject solicitation responses that attempt to substitute the bidder’s commercial contracts and/or documents for this solicitation.

Accept All Vendor Duties Within Section as Written (Initial)	Exceptions Taken to Vendor Duties Within Section as Written (Initial)	Exceptions: (Bidder must note the specific clause, including section reference, to which an exception has been taken, an explanation of why the bidder took exception to the clause, and provide alternative language to the specific clause within the solicitation response.)
CA		

A. INDEPENDENT VENDOR / OBLIGATIONS

It is agreed that the Vendor is an independent Vendor and that nothing contained herein is intended or should be construed as creating or establishing a relationship of employment, agency, or a partnership.

The Vendor is solely responsible for fulfilling the contract. The Vendor or the Vendor’s representative shall be the sole point of contact regarding all contractual matters.

The Vendor shall secure, at its own expense, all personnel required to perform the services under the contract. The personnel the Vendor uses to fulfill the contract shall have no contractual or other legal relationship with the State; they shall not be considered employees of the State and shall not be entitled to any compensation, rights or benefits from the State, including but not limited to, tenure rights, medical and hospital care, sick and vacation leave, severance pay, or retirement benefits.

By-name personnel commitments made in the bidder's solicitation response shall not be changed without the prior written approval of the State. Replacement of these personnel, if approved by the State, shall be with personnel of equal or greater ability and qualifications.

All personnel assigned by the Vendor to the contract shall be employees of the Vendor or a subcontractor and shall be fully qualified to perform the work required herein. Personnel employed by the Vendor or a subcontractor to fulfill the terms of the contract shall remain under the sole direction and control of the Vendor or the subcontractor respectively.

With respect to its employees, the Vendor agrees to be solely responsible for the following:

1. Any and all pay, benefits, and employment taxes and/or other payroll withholding,
2. Any and all vehicles used by the Vendor’s employees, including all insurance required by state law,
3. Damages incurred by Vendor’s employees within the scope of their duties under the contract,
4. Maintaining Workers’ Compensation and health insurance that complies with state and federal law and submitting any reports on such insurance to the extent required by governing law,
5. Determining the hours to be worked and the duties to be performed by the Vendor’s employees; and,
6. All claims on behalf of any person arising out of employment or alleged employment (including without limit claims of discrimination alleged against the Vendor, its officers, agents, or subcontractors or subcontractor’s employees).

If the Vendor intends to utilize any subcontractor, the subcontractor's level of effort, tasks, and time allocation should be clearly defined in the solicitation response. The Vendor shall agree that it will not utilize any subcontractors not specifically included in its solicitation response in the performance of the contract without the prior written authorization of the State. If the Vendor

subcontracts any of the work, the Vendor agrees to pay any and all subcontractors in accordance with the Vendor's agreement with the respective subcontractor(s).

The State reserves the right to require the Vendor to reassign or remove from the project any Vendor or subcontractor employee.

Vendor shall insure that the terms and conditions contained in any contract with a subcontractor does not conflict with the terms and conditions of this contract.

The Vendor shall include a similar provision, for the protection of the State, in the contract with any Subcontractor engaged to perform work on this contract.

B. EMPLOYEE WORK ELIGIBILITY STATUS

The Vendor is required and hereby agrees to use a federal immigration verification system to determine the work eligibility status of employees physically performing services within the State of Nebraska. A federal immigration verification system means the electronic verification of the work authorization program authorized by the Illegal Immigration Reform and Immigrant Responsibility Act of 1996, 8 U.S.C. 1324a, known as the E-Verify Program, or an equivalent federal program designated by the United States Department of Homeland Security or other federal agency authorized to verify the work eligibility status of an employee.

If the Vendor is an individual or sole proprietorship, the following applies:

1. The Vendor must complete the United States Citizenship Attestation Form, available on the Department of Administrative Services website at <https://das.nebraska.gov/materiel/docs/pdf/Individual%20or%20Sole%20Proprietor%20United%20States%20Attestation%20Form%20English%20and%20Spanish.pdf>
2. The completed United States Attestation Form should be submitted with the Solicitation response.
3. If the Vendor indicates on such attestation form that he or she is a qualified alien, the Vendor agrees to provide the US Citizenship and Immigration Services documentation required to verify the Vendor's lawful presence in the United States using the Systematic Alien Verification for Entitlements (SAVE) Program.
4. The Vendor understands and agrees that lawful presence in the United States is required, and the Vendor may be disqualified or the contract terminated if such lawful presence cannot be verified as required by Neb. Rev. Stat. § 4-108.

C. COMPLIANCE WITH CIVIL RIGHTS LAWS AND EQUAL OPPORTUNITY EMPLOYMENT / NONDISCRIMINATION (Nonnegotiable)

The Vendor shall comply with all applicable local, state, and federal statutes and regulations regarding civil rights laws and equal opportunity employment. The Nebraska Fair Employment Practice Act prohibits Vendors of the State of Nebraska, and their Subcontractors, from discriminating against any employee or applicant for employment, with respect to hire, tenure, terms, conditions, compensation, or privileges of employment because of race, color, religion, sex, disability, marital status, or national origin (Neb. Rev. Stat. §§ 48-1101 to 48-1125). The Vendor guarantees compliance with the Nebraska Fair Employment Practice Act, and breach of this provision shall be regarded as a material breach of contract. The Vendor shall insert a similar provision in all Subcontracts for goods and services to be covered by any contract resulting from this Solicitation.

D. COOPERATION WITH OTHER VENDORS

Vendor may be required to work with or in close proximity to other Vendors or individuals that may be working on same or different projects. The Vendor shall agree to cooperate with such other Vendors or individuals and shall not commit or permit any act which may interfere with the performance of work by any other Vendor or individual. Vendor is not required to compromise Vendor's intellectual property or proprietary information unless expressly required to do so by this contract.

E. DISCOUNTS

Prices quoted shall be inclusive of ALL trade discounts. Cash discount terms of less than thirty (30) days will not be considered as part of the solicitation response. Cash discount periods will be computed from the date of receipt of a properly executed claim voucher or the date of completion of delivery of all items in a satisfactory condition, whichever is later.

F. PRICES

Prices submitted on the cost sheet, once accepted by the State, shall remain fixed for the first two (2) years of the contract. Any request for a price increase subsequent to the initial two (2) years of the contract shall not exceed three percent (3%) of the previous Contract period. Increases will be cumulative across the remaining periods of the contract. The request for a price increase must be submitted in writing to the State Purchasing Bureau a minimum of 120 days prior to the end of the current contract period. Documentation may be required by the State to support the price increase.

The State reserves the right to deny any requested price increase. No price increases are to be billed to any State Agencies prior to written amendment of the contract by the parties.

The State will be given full proportionate benefit of any decreases for the term of the contract.

G. PERMITS, REGULATIONS, LAWS

The contract price shall include the cost of all royalties, licenses, permits, and approvals, whether arising from patents, trademarks, copyrights or otherwise, that are in any way involved in the contract. The Vendor shall obtain and pay for all royalties, licenses, and permits, and approvals necessary for the execution of the contract. The Vendor must guarantee that it has the full legal right to the materials, supplies, equipment, software, and other items used to execute this contract.

H. INSURANCE REQUIREMENTS

The Vendor shall throughout the term of the contract maintain insurance as specified herein and provide the State with a current Certificate of Insurance/Acord Form (COI) verifying the coverage. The Vendor shall not commence work on the contract until the insurance is in place. If Vendor subcontracts any portion of the Contract the Vendor must, throughout the term of the contract, either:

1. Provide equivalent insurance for each subcontractor and provide a COI verifying the coverage for the subcontractor,
2. Require each subcontractor to have equivalent insurance and provide written notice to the State that the Vendor has verified that each subcontractor has the required coverage; or,
3. Provide the State with copies of each subcontractor's Certificate of Insurance evidencing the required coverage.

The Vendor shall not allow any Subcontractor to commence work until the Subcontractor has equivalent insurance. The failure of the State to require a COI, or the failure of the Vendor to provide a COI or require subcontractor insurance shall not limit, relieve, or decrease the liability of the Vendor hereunder.

In the event that any policy written on a claims-made basis terminates or is canceled during the term of the contract or within one (1) years of termination or expiration of the contract, the Vendor shall obtain an extended discovery or reporting period, or a new insurance policy, providing coverage required by this contract for the term of the contract and one (1) years following termination or expiration of the contract.

If by the terms of any insurance a mandatory deductible is required, or if the Vendor elects to increase the mandatory deductible amount, the Vendor shall be responsible for payment of the amount of the deductible in the event of a paid claim.

Notwithstanding any other clause in this Contract, the State may recover up to the liability limits of the insurance policies required herein.

1. WORKERS' COMPENSATION INSURANCE

The Vendor shall take out and maintain during the life of this contract the statutory Workers' Compensation and Employer's Liability Insurance for all of the contractors' employees to be engaged in work on the project under this contract and, in case any such work is sublet, the Vendor shall require the Subcontractor similarly to provide Worker's Compensation and Employer's Liability Insurance for all of the Subcontractor's employees to be engaged in such work. This policy shall be written to meet the statutory requirements for the state in which the work is to be performed, including Occupational Disease. **The policy shall include a waiver of subrogation in favor of the State. The COI shall contain the mandatory COI subrogation waiver language found hereinafter.** The amounts of such insurance shall not be less than the limits stated hereinafter. For employees working in the State of Nebraska, the policy must be written by an entity authorized by the State of Nebraska Department of Insurance to write Workers' Compensation and Employer's Liability Insurance for Nebraska employees.

2. COMMERCIAL GENERAL LIABILITY INSURANCE AND COMMERCIAL AUTOMOBILE LIABILITY INSURANCE

The Vendor shall take out and maintain during the life of this contract such Commercial General Liability Insurance and Commercial Automobile Liability Insurance as shall protect Vendor and any Subcontractor performing work covered by this contract from claims for damages for bodily injury, including death, as well as from claims for property damage, which may arise from operations under this contract, whether such operation be by the Vendor or by any Subcontractor or by anyone directly or indirectly employed by either of them, and the amounts of such insurance shall not be less than limits stated hereinafter.

The Commercial General Liability Insurance shall be written on an **occurrence basis**, and provide Premises/Operations, Products/Completed Operations, Independent Vendors, Personal Injury, and Contractual Liability coverage. **The policy shall include the State, and others as required by the contract documents, as Additional Insured(s). This policy shall be primary, and any insurance or self-insurance carried by the State shall be considered secondary and non-contributory. The COI shall contain the mandatory COI liability waiver language found hereinafter.** The Commercial Automobile Liability Insurance shall be written to cover all Owned, Non-owned, and Hired vehicles.

REQUIRED INSURANCE COVERAGE	
COMMERCIAL GENERAL LIABILITY	
General Aggregate	\$2,000,000
Products/Completed Operations Aggregate	\$2,000,000
Personal/Advertising Injury	\$1,000,000 per occurrence
Bodily Injury/Property Damage	\$1,000,000 per occurrence
Medical Payments	\$10,000 any one person
Damage to Rented Premises (Fire)	\$300,000 each occurrence
Contractual	Included
Independent Vendors	Included
<i>If higher limits are required, the Umbrella/Excess Liability limits are allowed to satisfy the higher limit.</i>	
WORKER'S COMPENSATION	
Employers Liability Limits	\$500K/\$500K/\$500K
Statutory Limits- All States	Statutory - State of Nebraska
Voluntary Compensation	Statutory
COMMERCIAL AUTOMOBILE LIABILITY	
Bodily Injury/Property Damage	\$1,000,000 combined single limit
Include All Owned, Hired & Non-Owned Automobile liability	Included
UMBRELLA/EXCESS LIABILITY	
Over Primary Insurance	\$5,000,000 per occurrence
COMMERCIAL CRIME	
Crime/Employee Dishonesty Including 3rd Party Fidelity	\$1,000,000
MANDATORY COI SUBROGATION WAIVER LANGUAGE	
"Workers' Compensation policy shall include a waiver of subrogation in favor of the State of Nebraska."	
MANDATORY COI LIABILITY WAIVER LANGUAGE	
"Commercial General Liability & Commercial Automobile Liability policies shall name the State of Nebraska as an Additional Insured and the policies shall be primary and any insurance or self-insurance carried by the State shall be considered secondary and non-contributory as additionally insured."	

3. EVIDENCE OF COVERAGE

The Vendor shall furnish the Contract Manager, via email, with a certificate of insurance coverage complying with the above requirements prior to beginning work at:

121776 O5

Administrative Services
State Purchasing Bureau
1526 K Street, Suite 130
Lincoln, NE 68508
as.materielpurchasing@nebraska.gov

These certificates or the cover sheet shall reference the solicitation number, and the certificates shall include the name of the company, policy numbers, effective dates, dates of expiration, and amounts and types of coverage afforded. If the State is damaged by the failure of the Vendor to maintain such insurance, then the Vendor shall be responsible for all reasonable costs properly attributable thereto.

Reasonable notice of cancellation of any required insurance policy must be submitted to the contract manager as listed above when issued and a new coverage binder shall be submitted immediately to ensure no break in coverage.

4. DEVIATIONS

The insurance requirements are subject to limited negotiation. Negotiation typically includes, but is not necessarily limited to, the correct type of coverage, necessity for Workers' Compensation, and the type of automobile coverage carried by the Vendor.

I. ANTITRUST

The Vendor hereby assigns to the State any and all claims for overcharges as to goods and/or services provided in connection with this contract resulting from antitrust violations which arise under antitrust laws of the United States and the antitrust laws of the State.

J. CONFLICT OF INTEREST

By submitting a solicitation response, vendor certifies that no relationship exists between the vendor and any person or entity which either is, or gives the appearance of, a conflict of interest related to this solicitation or project.

Vendor further certifies that vendor will not employ any individual known by vendor to have a conflict of interest nor shall vendor take any action or acquire any interest, either directly or indirectly, which will conflict in any manner or degree with the performance of its contractual obligations hereunder or which creates an actual or appearance of conflict of interest.

If there is an actual or perceived conflict of interest, vendor shall provide with its solicitation response a full disclosure of the facts describing such actual or perceived conflict of interest and a proposed mitigation plan for consideration. The State will then consider such disclosure and proposed mitigation plan and either approve or reject as part of the overall solicitation response evaluation.

K. STATE PROPERTY

The Vendor shall be responsible for the proper care and custody of any State-owned property which is furnished for the Vendor's use during the performance of the contract. The Vendor shall reimburse the State for any loss or damage of such property; normal wear and tear is expected.

L. SITE RULES AND REGULATIONS

The Vendor shall use its best efforts to ensure that its employees, agents, and Subcontractors comply with site rules and regulations while on State premises. If the Vendor must perform on-site work outside of the daily operational hours set forth by the State, it must make arrangements with the State to ensure access to the facility and the equipment has been arranged. No additional payment will be made by the State on the basis of lack of access, unless the State fails to provide access as agreed to in writing between the State and the Vendor.

M. ADVERTISING

The Vendor agrees not to refer to the contract award in advertising in such a manner as to state or imply that the company or its goods or services are endorsed or preferred by the State. Any publicity releases pertaining to the project shall not be issued without prior written approval from the State.

N. DISASTER RECOVERY/BACK UP PLAN

The Vendor shall have a disaster recovery and back-up plan, of which a copy should be provided upon request to the State, which includes, but is not limited to equipment, personnel, facilities, and transportation, in order to continue delivery of goods and services as specified under the specifications in the contract in the event of a disaster.

O. DRUG POLICY

Vendor certifies it maintains a drug free workplace environment to ensure worker safety and workplace integrity. Vendor agrees to provide a copy of its drug free workplace policy at any time upon request by the State.

P. WARRANTY

Despite any clause to the contrary, the Vendor represents and warrants that its services hereunder shall be performed by competent personnel and shall be of professional quality consistent with generally accepted industry standards for the performance of such services and shall comply in all respects with the requirements of this Agreement. For any breach of this warranty, the Vendor shall, for a period of ninety (90) days from performance of the service, perform the services again, at no cost to the State, or if Vendor is unable to perform the services as warranted, Vendor shall reimburse the State all fees paid to Vendor for the unsatisfactory services. The rights and remedies of the parties under this warranty are in addition to any other rights and remedies of the parties provided by law or equity, including, without limitation actual damages, and, as applicable and awarded under the law, to a prevailing party, reasonable attorneys' fees and costs.

Q. TIME IS OF THE ESSENCE

Time is of the essence with respect to Vendor's performance and deliverables pursuant to this Contract.

IV. PAYMENT

Bidder should read the Payment clauses within this section and must initial either "Accept All Terms and Conditions Within Section as Written" or "Exceptions Taken to Payment clauses Within Section as Written" in the table below. If exception is not taken to a provision, it is deemed accepted as stated. If the bidder takes any exceptions, they must provide the following within the "Exceptions" field of the table below (Bidder may provide responses in separate attachment if multiple exceptions are taken):

1. The specific clause, including section reference, to which an exception has been taken;
2. An explanation of why the bidder took exception to the clause; and
3. Provide alternative language to the specific clause within the solicitation response.

By signing the solicitation, the bidder agrees to be legally bound by all the accepted terms and conditions, and any proposed alternative terms and conditions submitted with the solicitation response. The State reserves the right to negotiate rejected or proposed alternative language. If the State and bidder fail to agree on the final Terms and Conditions, the State reserves the right to reject the solicitation response. The State reserves the right to reject solicitation responses that attempt to substitute the bidder's commercial contracts and/or documents for this solicitation.

Accept All Payment Clauses Within Section as Written (Initial)	Exceptions Taken to Payment Clauses Within Section as Written (Initial)	Exceptions: (Bidder must note the specific clause, including section reference, to which an exception has been taken, an explanation of why the bidder took exception to the clause, and provide alternative language to the specific clause within the solicitation response.)
CA		

A. PROHIBITION AGAINST ADVANCE PAYMENT (Nonnegotiable)

Pursuant to Neb. Rev. Stat. § 81-2403, "[n]o goods or services shall be deemed to be received by an agency until all such goods or services are completely delivered and finally accepted by the agency."

B. TAXES (Nonnegotiable)

The State is not required to pay taxes and assumes no such liability as a result of this Solicitation. The Vendor may request a copy of the Nebraska Department of Revenue, Nebraska Resale or Exempt Sale Certificate for Sales Tax Exemption, Form 13 for their records. Any property tax payable on the Vendor's equipment which may be installed in a state-owned facility is the responsibility of the Vendor.

C. INVOICES

Invoices for payments must be submitted by the Vendor to the agency requesting the services with sufficient detail to support payment. Invoices are to include the resulting contract number from this solicitation for reference. Services completed at State Patrol Headquarters should send invoices to Jason.Dean@nebraska.gov and megan.boyer@nebraska.gov. Services completed at all other locations in this solicitation should be sent to SBD.LincolnCampusInvoices@nebraska.gov. The terms and conditions included in the Vendor's invoice shall be deemed to be solely for the convenience of the parties. No terms or conditions of any such invoice shall be binding upon the State, and no action by the State, including without limitation the payment of any such invoice in whole or in part, shall be construed as binding or estopping the State with respect to any such term or condition, unless the invoice term or condition has been previously agreed to by the State as an amendment to the contract. **The State shall have forty-five (45) calendar days to pay after a valid and accurate invoice is received by the State.**

D. INSPECTION AND APPROVAL

Final inspection and approval of all work required under the contract shall be performed by the designated State officials.

The State and/or its authorized representatives shall have the right to enter any premises where the Vendor or Subcontractor duties under the contract are being performed, and to inspect, monitor or otherwise evaluate the work being performed. All inspections and evaluations shall be at reasonable times and in a manner that will not unreasonably delay work.

E. PAYMENT (Nonnegotiable)

Payment will be made by the responsible agency in compliance with the State of Nebraska Prompt Payment Act (See Neb. Rev. Stat. § 81-2403). The State may require the Vendor to accept payment by electronic means such as ACH deposit. In no event shall the State be responsible or liable to pay for any goods and services provided by the Vendor prior to the Effective Date of the contract, and the Vendor hereby waives any claim or cause of action for any such goods or services.

F. LATE PAYMENT (Nonnegotiable)

The Vendor may charge the agency responsible for late payment in compliance with the State of Nebraska Prompt Payment Act (See Neb. Rev. Stat. §§ 81-2401 through 81-2408).

G. SUBJECT TO FUNDING / FUNDING OUT CLAUSE FOR LOSS OF APPROPRIATIONS (Nonnegotiable)

The State's obligation to pay amounts due on the Contract for fiscal years following the current fiscal year is contingent upon legislative appropriation of funds. Should said funds not be appropriated, the State may terminate the contract with respect to those payments for the fiscal year(s) for which such funds are not appropriated. The State will give the Vendor written notice thirty (30) calendar days prior to the effective date of termination. All obligations of the State to make payments after the termination date will cease. The Vendor shall be entitled to receive just and equitable compensation for any authorized work which has been satisfactorily completed as of the termination date. In no event shall the Vendor be paid for a loss of anticipated profit.

H. RIGHT TO AUDIT (First Paragraph is Nonnegotiable)

The State shall have the right to audit the Vendor's performance of this contract upon a thirty (30) days' written notice. Vendor shall utilize generally accepted accounting principles, and shall maintain the accounting records, and other records and information relevant to the contract (Information) to enable the State to audit the contract. (Neb. Rev. Stat. § 84-304 et seq.) The State may audit, and the Vendor shall maintain, the Information during the term of the contract and for a period of five (5) years after the completion of this contract or until all issues or litigation are resolved, whichever is later. The Vendor shall make the Information available to the State at Vendor's place of business or a location acceptable to both Parties during normal business hours. If this is not practical or the Vendor so elects, the Vendor may provide electronic or paper copies of the Information. The State reserves the right to examine, make copies of, and take notes on any Information relevant to this contract, regardless of the form or the Information, how it is stored, or who possesses the Information. Under no circumstance will the Vendor be required to create or maintain documents not kept in the ordinary course of Vendor's business operations, nor will Vendor be required to disclose any information, including but not limited to product cost data, which is confidential or proprietary to Vendor.

The Parties shall pay their own costs of the audit unless the audit finds a previously undisclosed overpayment by the State. If a previously undisclosed overpayment exceeds one-half of one percent (.5%) of the total contract billings, or if fraud, material misrepresentations, or non-performance is discovered on the part of the Vendor, the Vendor shall reimburse the State for the total costs of the audit. Overpayments and audit costs owed to the State shall be paid within ninety (90) days of written notice of the claim. The Vendor agrees to correct any material weaknesses or condition found as a result of the audit.

V. PROJECT DESCRIPTION AND SCOPE OF WORK

A. PROJECT OVERVIEW

The State of Nebraska is seeking a vendor to provide Cleaning Services for various Lincoln facilities for the State Building Division and State Patrol. Locations and requirements can be found in Section V.H - Q and in Attachment 1 - Facility Statistics & Cleaning Hours.

B. PROJECT ENVIRONMENT

Various State Office Buildings and State Patrol Headquarters.

C. PROJECT REQUIREMENTS

The Contractor shall provide management, supervision, required labor and plan, schedule, coordinate and ensure effective completion of all work and services specified in this contract to ensure all work will be performed in a professional manner and in the best interests of always maintaining a clean presentable building.

The State will provide training that is specific to any unique requirements for this request in terms of floor care and maintenance on all surfaces.

The work required is generally specified on a periodic basis in Section V.F. Scope of Work. However, in undertaking this service, the contractor recognizes that some areas of the building will receive more traffic and soil than others and agrees to perform all necessary services on a schedule which will maintain a uniform, high level of cleanliness throughout all the areas. Work listed on an "as needed" basis shall be performed where and when necessary or as requested by the building manager.

The contractor shall develop and implement a process of measurement for customer satisfaction. A customer satisfaction survey process shall be approved by the State and shall be randomly distributed to employees throughout all locations specified in this scope of work and in any locations that may be added through future amendment of the awarded contract. The results shall then be compiled by the contractor and made available to the State on a monthly basis.

D. BUSINESS REQUIREMENTS

Daytime cleaning services are to be performed between 8:00 am and 5:00 pm during the work week (Monday through Friday) as specified for each facility, unless otherwise indicated.

A supervisory management level representative of the contractor shall be available during daytime hours by phone and, if requested, in person on-site to meet with a designated Building Division representative to discuss contract performance or any issues needing attention.

Nighttime cleaning services are to be performed between 5:00 pm and 1:30 am during the work week (Monday through Friday) as specified for each facility, unless otherwise indicated. Weekend and holiday services may be requested as needed by building management.

E. STANDARDS OF WORKMANSHIP AND MATERIAL

Performance under this contract will be evaluated based on the provisions of this proposal and the best standards of the industry. Performance evaluations made by the building representative will be final.

Special focus will be on the cleanliness, professional appearance, and sanitary conditions of the buildings.

Any deficiencies identified must be corrected within two (2) working days.

The definition of "clean", for the purposes of this proposal, shall mean that any surface is absolutely free of dust, water spots, fingerprints, scum, film, and deposits of any foreign matter. The designated area should be absolutely free of any trash, litter, or other material not an inherent part of the area or its function.

Services will not interfere with normal building activities without the express approval of the building representative in charge of the area.

The Contractor will be responsible for maintaining Occupational Safety and Health Administration (OSHA) approved safety standards for all personnel and work areas as it relates to industry practices. For example, wet floor areas will be appropriately marked with "CAUTION" signs or roped off while working in occupied areas. The Contractor shall comply with all laws, regulations, policies, and procedures.

The Contractor will be responsible for the condition of storage and work areas assigned for Contractor use. All custodial closets must be kept neat and orderly. All soiled and clean mop heads and wiping cloths must be placed in the assigned containers. Equipment not required for use on this contract shall not be stored at these sites.

F. SCOPE OF WORK

1. EMPLOYEES AND SUPERVISION

The Contractor shall employ only trained qualified employees, as necessary to perform the work to be completed. The Contractor shall require employees to comply with instructions that pertain to conduct and building policies. The contractor shall have a responsible, capable supervisor in the building at all times when employees are on duty.

The buildings included in this request have several confidential areas that may require daytime cleaning. These areas will be identified by the building manager. The State shall make sole approval of employees scheduled to work in these confidential areas. The contractor shall provide the State with the names of all employees who will be performing work in each facility and the State will provide them with proper identification. The identification must be displayed at all times. At no time are identification cards to be shared with other contractor employees or left unattended.

The State reserves the right to approve or deny any employees of the awarded Contractor that are assigned to each respective location. Under no circumstances will the Contractor's employees be allowed to use the phones, copiers or other office machines in any office area.

All employees assigned or having access to any state building, whether owned or leased, must obtain a Criminal History Report from the Criminal Identification Unit located in the State Patrol Building located at 4600 Innovation Drive Lincoln, Nebraska. This report shall be submitted to the Facilities Manager five working days prior to employee's access. The cost of the report (approximately \$15.50) shall be paid by the Contractor or the employee. (This requirement also applies to employees called "Floaters"). The contractor shall maintain a pool of employees who have passed the Criminal History Check for use to fill in for absences. **No attempt shall be made to handle or read any material in work areas or on desks and counters nor shall any questions be asked on evidence, cases and reports etc.**

2. LOST AND FOUND

The Contractor shall ensure that all items found by employees while performing duties at any location under this contract are turned in to the building representative at the respective location or to the security office located on the first floor of the Nebraska State Office Building from 8:00 AM to 5:00 PM, Monday to Friday, 402-471-2400.

3. DAMAGED AND BROKEN ITEMS

Any articles broken or damaged during cleaning operations shall be reported to the Building Division representative. The Contractor shall then be directed to repair or replace the broken or damaged article(s) at their sole expense. This includes personal items as well as state owned property, such as office furnishings, accessories, building details, and finishes, i.e. walls, floors (carpet), doors, door locks, keys, etc. Building representative will determine if damage is due to carelessness or normal wear. The Contractor will not be charged for normal wear.

4. SCHEDULED CLEANING

All cleaning required on a monthly, quarterly, semiannual and annual schedule must be completed within sixty (60) days after the contract start date with the exception of exterior window washing and carpet cleaning. Carpet cleaning will be scheduled by a designated building representative in coordination with the contractor.

5. EQUIPMENT & CLEANING SUPPLIES

Movement of all supplies and equipment from the receiving area will be the Contractor's responsibility. The Contractor shall be required to furnish their own equipment and supplies. The list below should be viewed as a MINIMUM requirement unless otherwise approved by the State.

- Floor machines
 - Waste Collectors
 - Wet-mops, mop buckets
 - Wet Floor Caution Signs
 - Brooms, Dust-cloths, Dust-mops (no treated or oiled mops)
 - Metal Polish, Furniture Polish
 - Scouring powder
 - Window cleaner
 - Wax Remover
 - Floor pads (coarseness to be approved by Building Division), Floor finish (Johnson Plaza or equivalent)
 - Rags, etc.
 - Vacuum machines (both upright w/beater, bar & tank style), Vacuum Cleaner Bags
 - Extension Cords
- a. All cleaning equipment, waxes, etc., must be approved by the Building Facilities Point of Contact prior to use.
 - b. The Contractor must furnish a list of all manufacturers' products to be used under this contract for Building Division approval. Material safety data sheets (MSDS) must also be submitted.

6. EXCLUDED AREAS

Areas excluded are the mechanical and electrical rooms and all locked storage rooms unless otherwise specified.

G. WORK TO BE COMPLETED

The requirements of the detailed specifications and expectations follow by facility.

It shall be understood that all possible contingencies cannot be itemized and scheduled. Extra seasonal traffic and inclement weather can change the frequencies of many of these duties. Therefore, all work will be performed in a professional manner and done in the best interests of maintaining a clean, presentable, safe and environmentally sustainable building.

A report/spreadsheet indicating date of completion of all weekly, monthly, quarterly, semiannual and annual cleaning per location shall be provided by the awarded Contractor. The report/spreadsheet shall detail the number of man hours spent cleaning each facility. Those facilities shall be serviced at the minimum level specified and any extra man hours required to clean each facility shall be separately noted by facility. The totals shall then be tabulated for all facilities each month. Extra man hours shall not be billed in excess of the cost provided on the cost sheet for additional duties not specified in the RFP.

The report/spreadsheet must be submitted to a designated Building Division representative at least one week prior to scheduled site visit. A site visit between the awarded contractor and Building Division representatives will occur monthly to review the quality of services provided.

Meeting the requirements outlined below will be monitored and inspected daily. The list of equipment and supplies listed in V.F.5 above, the list of requirements in V.G.1-5 below, and the Special Conditions and Site-Specific Requirements (as noted per facility in V.H-Q below) make up the Monthly Base Cost per facility. Duties to be performed on an "As Needed" basis (outlined in section V.G.6 below), a 'per square footage' cost inclusive of all equipment and supplies (listed in V.F.5 above), and the requirements in V.G.1-5 below shall be listed as 'a la carte items' on the Cost Sheet document. Not adhering to the task frequencies will be grounds for termination of the awarded contract.

1. NIGHTLY DUTIES

Nightly cleaning shall include the following (unless otherwise indicated):

- a. Empty all exterior ash receptacles and wipe them clean with a damp cloth.
- b. Empty all waste receptacles and change liners as needed.
- c. Remove trash/recycle from building to proper bins.
- d. Dust-mop all hard surface floor areas.
- e. Damp-mop hard surface floors to remove dirt and spots.
- f. Spot clean and/or spot vacuum carpets nightly or as needed.
- g. Spot clean all door and partition glass to remove smudges and fingerprints.
- h. Dust all horizontal surfaces, files, tabletops, chairs, wearing apparel racks, etc., with a dust cloth. **Exclude** employee work desktops.
- i. Clean and sanitize all drinking fountains.
- j. Wash and clean, inside and out, all entryway glass.
- k. Clean matting at entrances to building.
- l. Clean custodial closets and slop sinks.

2. RESTROOMS AND KITCHEN AREAS

Restrooms and kitchen areas will receive the following cleaning nightly (unless otherwise indicated):

- a. Empty all waste receptacles and replace liners as needed.
- b. Empty all recycling receptacles and replace liners as needed.
- c. Clean and service all restroom dispensers.
- d. Thoroughly clean all fixtures including stainless steel with a germicidal cleaner.
- e. Thoroughly clean walls, doors, shelves and partitions with a germicidal cleaner.
- f. Sweep and thoroughly wet mop all floor areas with a germicidal cleaner.
- g. Vacuum and thoroughly wet mop all Restrooms and Breakrooms with a separate mop head using germicidal cleaner.
- h. Clean and disinfect all counter tops, tabletops, mirrors, chairs, microwaves and refrigerator handles using germicidal cleaner.

3. WEEKLY DUTIES

- a. Clean kick plates, polish brass/stainless steel hardware and handles, doorknobs and switch plates, including elevators.
- b. Clean and buff all hard surface floors and refinish as needed.
- c. Thoroughly vacuum all carpeting, using upright (beater brush) and detail vacuums.

4. QUARTERLY DUTIES

- a. Thoroughly wash all waste and recycling receptacles larger than regular desk size.
- b. Shampoo carpeted corridors, three feet or wider.

5. SEMI-ANNUAL DUTIES

- a. Thoroughly wash all desk size waste and recycling/receptacles (as needed).
- b. Clean all interior glass (not otherwise identified for cleaning more often) on a semi-annual basis or more often as needed.
- c. Clean all building diffusers and air vents.
- d. Shampoo carpeted conference rooms and office areas.

6. ANNUAL DUTIES

- a. Strip wax and refinish all hard surface floors.

7. DUTIES TO BE PERFORMED ON AN “AS NEEDED” BASIS

- a. Spot clean upholstered chairs.
- b. Waxing hard surface floors on an as needed basis or as instructed by the building representative.
- c. Shampoo/extract carpeting on an as needed basis or, as instructed by the building representative.
- d. Work not noted in the RFP as instructed by the building representative.

8. SAFETY CONSIDERATIONS

Because of the nature of the facilities, the contractor will be made aware of any known hazardous areas and known hazardous materials present along with safety apparatus available. The contractor employees must adhere to the State smoking ban in all State owned and leased buildings. The person(s) responsible for making the contractor aware of the above are the building representative of each building.

It will be the contractor's responsibility to make their employees aware of possible known hazard areas and instruct them in the proper use of safety equipment. Before any employee is allowed to work in the building, the contractor shall introduce employee to the building representative and walk the employee through the building showing them the safety materials and precautions necessary to work in this facility. Should an accident occur, the building representative shall be notified immediately

H. NEBRASKA STATE OFFICE BUILDING (NSOB)

1. LOCATION

301 Centennial Mall South, Lincoln, NE 68508

2. EQUIPMENT

All equipment and supplies listed under V.F.5 apply to this building.

3. BASIC DUTIES

All duties listed under V.F. Scope of Work apply to this building.

4. SPECIAL CONDITIONS AND SITE-SPECIFIC REQUIREMENTS

a. HOURS-

Nighttime cleaning services at the Nebraska State Office Building are to be performed between 5:00 PM and 1:30 AM on Tuesdays and Fridays each week.

The USPS space in the NSOB is to be cleaned every Wednesday between the hours of 8:00 AM to 9:00 AM.

i. Minimum Hours-

A minimum of 150 staff hours per day (averaged over 30 days) is required to meet the custodial performance requirements outlined in this proposal. An additional 8 hours per evening shift is required for a building supervisor.

b. SITE SPECIFIC REQUIREMENTS-

i. NIGHTLY

- a) Take all baled cardboard to the dock
- b) Pick up large debris. Break down all cardboard boxes and place in bin next to the baler.
- c) Handle any custodial related emergencies that may arise during working hours.

ii. WEEKLY

- a) Cleaning of the Mother's Rooms on every floor
- b) Provide cleaning of the USPS in the morning every Wednesday while USPS staff are onsite.

iii. QUARTERLY

- a) Clean all metal walls as needed. (History shows this requires ten (10) man-hours per week.)

iv. ANNUALLY

- a) Strip wax and refinish all hard surface floors, where specified.

v. USPS

- a) Remove all trash from wastebins

- b) Sweep, mop and vacuum all office area
- c) Dust all surface areas

I. TRANSPORTATION SERVICE BUREAU (TSB)

1. LOCATION

1400 "M" Street, Lincoln, NE 68508

2. EQUIPMENT

All equipment and supplies listed under V.F.5 apply to this building.

3. BASIC DUTIES

All duties listed under V.F. Scope of Work apply to this building.

4. SPECIAL CONDITIONS AND SITE-SPECIFIC REQUIREMENTS-

a. HOURS-

Nighttime cleaning services at the Transportation Service Bureau are to be performed between 5:00 PM and 1:30 AM on Tuesdays and Fridays each week.

i. Minimum Hours-

A Minimum of 5 hours per night (averaged over 30 days) is required to meet the custodial performance requirements outlined in this proposal. An additional 8 hours per day is required for a building supervisor.

b. SITE SPECIFIC REQUIREMENTS-

i. WEEKLY

- a) Clean the Mother's Room

ii. QUARTERLY

- a) Clean all metal walls as needed. (History shows this requires ten (10) man-hours per week.)

iv. ANNUALLY

- a) Strip wax and refinish all hard surface floors

J. EXECUTIVE BUILDING (CHIEF STANDING BEAR JUSTICE ADMINISTRATIVE BUILDING)

1. LOCATION

521 South 14th Street, Lincoln, NE 68509

2. EQUIPMENT

All equipment and supplies listed under V.F.5 apply to this building.

3. BASIC DUTIES

All duties listed under V.F. Scope of Work apply to this building.

4. SPECIAL CONDITIONS AND SITE-SPECIFIC REQUIREMENTS

a. HOURS-

Nighttime cleaning services at the Executive Building are to be performed between 5:00 PM and 1:30 AM on Tuesdays and Fridays each week.

b. SITE SPECIFIC REQUIREMENTS-

i. NIGHTLY

a) Elevators

- 1). Vacuum floor covering as needed.
- 2). Spot clean panels, buttons, light lenses, etc.

b) Lobby

- 1). Dust mop
- 2). Spot clean interior glass
- 3). Vacuum mats and carpeted areas

c) All Floors

- 1). Spot clean all spills, smudges, etc.in the Kitchenettes/vending area, tables, counter tops.
- 2). Clean and polish sinks.
- 3). Inspect all areas and report problems to Manager.

d) Restrooms

- 1). Polish mirrors, faucets, flush valves, and dispensers

ii. WEEKLY

- a) Spot clean carpet for spills, gum, tar, etc. or as needed
- b) Dust all lower surfaces (chair legs, table legs, baseboards, etc.)
- c) Dust all horizontal surfaces (window ledges, picture frames, file cabinets, etc.)
- d) Sweep and mop stairwells
- e) Cleaning of Mother's Room

iii. MONTHLY

- a) Edge all carpet in individual offices and hallways
- b) Vacuum window blinds
- c) Clean elevator tracks
- d) Clean lobby window, inside and outside surfaces
- e) Sweep breezeways, where accessible, on each floor

iv. SEMI-ANNUAL

- a) Shampoo Carpet in all offices and halls, or more often as weather and traffic requires.

v. ANNUALLY

- a) Strip and wax all hard surface floors except restrooms, where specified.

K. 501 BUILDING

1. LOCATION

501 South 14th Street, Lincoln, NE 68509

2. EQUIPMENT

All equipment and supplies listed under V.F.5 apply to this building.

3. BASIC DUTIES

All duties listed under V.F. Scope of Work apply to this building.

4. SPECIAL CONDITIONS AND SITE-SPECIFIC REQUIREMENTS-

a. HOURS-

Cleaning services at the 501 Building are to be performed between 5:00 PM and 1:30 AM, Day Porter 9:00 AM through 1:00 PM Monday through Friday each week.

i. Minimum Hours-

A minimum of 32 hours per day (averaged over 30 days) is required to meet the custodial performance requirements outlined in this proposal.

b. SITE SPECIFIC REQUIREMENTS-

i. NIGHTLY

a) Elevators

- 1). Vacuum floor covering as needed.
- 2). Spot clean panels, buttons, light lenses, etc.

b) Lobby

- 1). Dust and mop
- 2). Spot clean interior glass
- 3). Vacuum floor covering as need

c) All Floors

Spot-clean all spills, smudges, etc. in the kitchenettes/vending area, tables, counter tops.

d) Restrooms

Polish mirrors, faucets, flush valves, and dispensers

ii. Day Porter

- 1). Cleaning all restrooms
- 2). Cleaning all walk through areas
- 3). Providing trash removal

iii. FOUR (4) NIGHTS PER WEEK

- a) Collect trash from desks/ cubical areas and transport to dumpster.
- b) Clean and re-stock all restrooms.
- c) Spot vacuum carpet.
- d) Dust and mop all hard surface floors.
- e) Wet mop restroom floors with bleach solution.

iv. ONE (1) DAY PER WEEK DURING AN EIGHT (8) HOUR SHIFT

- a) Stock restrooms.
- b) Clean break rooms including wiping down hard surfaces and emptying trash.
- c) Dust and mop all hard surface floors.
- d) Dust mop data center – MUST BE ESCORTED BY OCIO STAFF

v. MONTHLY

- a) Dust all blinds.
- b) Buff high traffic hard surfaces.
- c) Clean all vertical surfaces including heat vents, interior glass, walls with dust build up, and door jams.
- d) Sweep and damp mop stairwells (strip and wax if required by management).

vi. QUARTERLY

- a) Wash all waste and recycling containers larger than 30 gallons.
- b) Thoroughly clean hard surface floors and mats including bathrooms and areas under the hand dryers.

vii. ANNUAL

- a) Extract carpeted office areas and conference rooms.
- b) Surface clean/vacuum all building diffusers and air vents.
- c) Clean all light fixtures (vacuum dust first and wipe lenses after).
- d) Strip and wax all hard surface floors except restrooms, where specified.

L. 1526 BUILDING (First Nebraska Administration Building)

1. LOCATION

1526 K Street, Lincoln, NE 68508

2. EQUIPMENT

All equipment and supplies listed under V.F.5 apply to this building.

3. BASIC DUTIES

All duties listed under V.F. Scope of Work apply to this building.

4. SPECIAL CONDITIONS AND SITE-SPECIFIC REQUIREMENTS

a. HOURS-

Cleaning services at the 1526 Building are to be performed between 5:00 PM and 1:30 AM Monday & Thursday each week.

b. SITE SPECIFIC REQUIREMENTS-

i. NIGHTLY

- a) Elevators
 - 1). Vacuum floor covering as needed.
 - 2). Spot clean panels, buttons, light lenses, etc.
- b) Lobby
 - 1). Dust mop
 - 2). Spot clean interior glass
 - 3). Vacuum mats and carpeted areas
- c) All Floors
 - 1). Spot clean all spills, smudges, etc. in the Kitchenettes/vending area, tables, counter tops.
 - 2). Clean and polish sinks.
 - 3). Inspect all areas and report problems to Manager
- d) Restrooms
 - 1) Polish mirrors, faucets, flush valves, and dispensers

ii. WEEKLY

- a) Spot clean carpet for spills, gum, tar, etc. or as needed
- b) Dust all lower surfaces (chair legs, table legs, baseboards, etc.)
- c) Dust all horizontal surfaces (window ledges, picture frames, file cabinets, etc.)
- d) Sweep and mop stairwells
- e) Cleaning of the Mother's Room

iii. MONTHLY

- a) Edge all carpet in individual offices and hallways
- b) Vacuum window blinds
- c) Clean elevator tracks
- d) Clean lobby window, inside and outside surfaces
- e) Sweep breezeways, where accessible, on each floor

iv. SEMI-ANNUAL

- a) Shampoo Carpet in all offices and halls, or more often as weather and traffic requires

v. ANNUALLY

- a) Strip and wax all hard surface lobby floors, or more often as traffic requires. **Do not** wax lower-level break area.

M. FERGUSON CENTER

1. LOCATION

700 South 16th Street, Lincoln, NE 68508

2. EQUIPMENT

All equipment and supplies listed under V.F.5 apply to this building.

3. BASIC DUTIES

All duties listed under V.F. Scope of Work apply to this building.

4. SPECIAL CONDITIONS AND SITE-SPECIFIC REQUIREMENTS

a. HOURS-

Cleaning services at the Ferguson Center are to be performed between 5:00 PM and 1:30 AM Tuesday and Friday each week.

b. SITE SPECIFIC REQUIREMENTS-

i. TWICE WEEKLY

- a) Sweep and mop all hard surface areas
- b) Vacuum all soft surfaces
- c) Sanitize, mop floors, clean fixtures in restrooms
- d) Clean Kitchen and countertops
- e) Supply and keep stocked paper and soaps from central stores

ii. ANNUALLY

- a) Shampoo carpet

N. NEBRASKA STATE LABORATORY

1. LOCATION

3701 South 14th Street, Lincoln, NE 68502

2. EQUIPMENT

All equipment and supplies listed under V.F.5 apply to this building.

3. BASIC DUTIES

All duties listed under V.F. Scope of Work apply to this building.

4. SPECIAL CONDITIONS AND SITE-SPECIFIC REQUIREMENTS

a. HOURS-

Cleaning services at the Nebraska State Laboratory are to be performed between 5:00 PM and 1:30 AM Monday through Friday.

i. Minimum Hours – Evening

A minimum of 12 hours per day (averaged over 30 days) is required to meet the custodial performance requirements outlined in this proposal.

ii. Adjusted Hours of Work

- The Health Laboratory shall not be entered prior to 5:00 p.m.
- The entire Agriculture area shall not be entered prior to 5:30 p.m. except for Room 116 & 125.

iii. Minimum Hours – Daily

- Custodial services shall be provided five days per week (Monday through Friday), including weekends and holidays as necessary. All work shall be accomplished between the hours of 5:00 p.m. and 1:30 a.m.
- The following labs or rooms must be cleaned between 4:00 p.m. – 5:00p.m. and only with the lab personnel present to discuss their cleaning concerns for that day:
 - a) Health Rooms 004 & 024
 - b) Agriculture Mail Room 006
 - c) Agriculture Residue Rooms 116-125 (April through October only) before 5:00 pm

b. SITE SPECIFIC REQUIREMENTS-

i. NIGHTLY

- a) Empty all waste receptacles and change liners in all laboratories and break rooms (As needed in all other locations.)
- b) Damp mop hard surface floors and anti-fatigue mats to remove spillage or tread.
- c) Damp mop hard surface floors in rooms 024 and 038 nightly.

ii. WEEKLY

- a) Dust all horizontal surfaces, files, tabletops, chairs, wearing apparel racks, etc., with a treated dust cloth. **(Exclude desktops)**. Within the laboratories, consult with the individual staff to the extent of work and to develop a schedule. (Cleaners are not expected to remove articles from work surfaces before dusting; this will be done by the laboratory staff.)

iii. MONTHLY

- a) Clean all vertical surfaces, especially around heat vents, including interior glass. This includes walls with dust build up, door jams, etc.

iv. QUARTERLY

- a) Dust all ventilating air ducts.
- b) Thoroughly clean hard surfaced floors and anti-fatigue mats (replacing them when dry) in laboratory areas. Notify laboratory staff in advance so movable items can be removed by the laboratory staff.

v. ANNUALLY

- a) Strip wax and refinish all hard surface floors

c. SAFETY CONSIDERATIONS

Because of the nature of the facility, the contractor will be made aware of any known hazardous areas and known hazardous materials present along with safety apparatus available. The contractor's employees must adhere to the State smoking ban in all State owned and leased buildings. The person(s) responsible for making the contractor aware of the above are the director(s) of the laboratory.

It will be the contractor's responsibility to make their employees aware of possible known hazardous areas and instruct them in the proper use of safety equipment. Before any employee is allowed to work in the building, the contractor shall walk the employee through the building showing them the safety materials and precautions necessary to work in this facility. Following this walk through, the employee shall sign a form supplied by the State Health Lab Director(s) indicating that safety items have been explained, and they have been instructed in what to do should an accident occur. This signed form must be presented to the Director of the State Health Lab, or their designee, prior to the employee beginning their work. Before beginning, each

employee shall be introduced to the lab director(s) designees. Should an accident occur the Facility Manager and the Department of Administrative Services (DAS) Security department shall be notified immediately at 402-471-2400.

d. ENTRYWAY MATS

Rubber backed and edged, fiber faced pile (color and type selected by the State) and walk off mats shall be furnished by the Contractor year-round. Duplicate sets of mats shall be rotated at least monthly, or more frequently when wet or inclement weather dictates. Between monthly rotations, the mat shall be cleaned nightly either by vacuuming or wet extraction. The following entrances shall be matted with the number and size of mats as indicated:

i. First floor

- a) Front Entrance – One (1) 4' x 8'
- b) East Entrance N. – One (1) 3' x 6'
- c) East Entrance S. – One (1) 3' x 5'

ii. Lower Level

- a) Dock – One (1) 3' x 8'

O. SURPLUS PROPERTY

1. LOCATION

5001 S. 14th Street, Lincoln, NE 68512

2. EQUIPMENT

All equipment and supplies listed under V.F.5 apply to this building.

3. BASIC DUTIES

All duties listed under V.F. Scope of Work apply to this building.

4. SPECIAL CONDITIONS AND SITE-SPECIFIC REQUIREMENTS

a. HOURS-

Cleaning services at Surplus Property are to be performed between 2:00 PM and 4:00 PM Monday and Thursday each week.

b. SITE SPECIFIC REQUIREMENTS-

i. TWICE WEEKLY

- a) Restroom Cleaning including mopping all tiled floor
- b) Empty Trash
- c) Vacuum office area
- d) Wipe down break area and sink area
- e) Wipe down drinking fountain
- f) Carpet cleaning as needed
- g) Window cleaning Office area only

P. WHITEHALL CAMPUS

1. LOCATION

2320 North 57th Street, Lincoln, NE 68507

2. EQUIPMENT

All equipment and supplies listed under V.F.5 apply to these buildings.

3. BASIC DUTIES

All duties listed under V.F. Scope of Work apply to these buildings.

4. SPECIAL CONDITIONS AND SITE-SPECIFIC REQUIREMENTS

a. SITE SPECIFIC REQUIREMENTS-

i. COTTAGE 1 – 5800 Leighton Ave.

Daytime cleaning services at Cottage 1 on the Whitehall Campus are to be performed between 8:00 AM and 2:00 PM Tuesday and Friday as specified.

a) BI-WEEKLY (TUESDAY & FRIDAY)

- 1). Sweep all hard surface areas
- 2). Vacuum all soft surfaces
- 3). Dust
- 4). Sanitize, Mop floors, Clean Fixtures in restrooms
- 5). Clean Kitchen break rooms and countertops
- 6). Supply and keep stocked paper and soaps

b) QUARTERLY

- 1). Clean Carpet

c) SEMIANNUALLY

- 1). Clean all exterior glass including window ledges
- 2). Empty Kitchen/Break Room cupboards and scrub out. Occupants will put items back.

b) ANNUALLY

- 1). Strip/Wax hard surfaces

ii. COTTAGE 2 – 5801 Walker Ave.

Daytime cleaning services at Cottage 2 on the Whitehall Campus are to be performed between 8:00 AM and 2:00 PM Tuesday and Friday as specified.

a) BI-WEEKLY (TUESDAY & FRIDAY)

- 1). Sweep all hard surface areas
- 2). Vacuum all soft surfaces
- 3). Dust
- 4). Sanitize, mop floors, clean fixtures in restrooms
- 5). Clean Kitchen break rooms and countertops
- 6). Supply and keep stocked paper and soaps

b) QUARTERLY

- 1). Clean Carpet

c) SEMIANNUALLY

- 1). Clean all exterior glass including window ledges
- 2). Empty Kitchen/Break Room cupboards and scrub out. Occupants will put items back.

d) ANNUALLY

- 1). Strip/Wax hard surfaces

iii. COTTAGE 3 – 2345 N 60th St.

Nighttime cleaning services at Cottage 3 on the Whitehall Campus are to be performed between 9:00 PM and 1:30 AM during the work week (Monday through Friday) as specified.

a) NIGHTLY

- 1). Vacuum and dust DHHS Classroom (M-F)
- 2). Vacuum and dust Phone Interviewers area after 9PM weekdays or before 9AM Monday.
- 3). Vacuum kitchen
- 4). Sanitize, mop floors, clean fixtures in restrooms
- 5). Clean kitchen/breakrooms and countertops
- 6). Supply and keep stocked paper and soaps
- 7). Remove trash

b) WEEKLY

- 1). Vacuum and dust Basement Meeting Room

- 2). Remove trash
- 3). Sweep Furnace Room
- c) **QUARTERLY**
 - 1). Clean carpets
- d) **SEMIANNUALLY**
 - 1). Clean all exterior glass, including window ledges
- e) **ANNUALLY**
 - 1). Strip/wax hard surfaces
- iv. **COTTAGE 4 – 2311 N 60th St.**

Nighttime cleaning services at Cottage 4 on the Whitehall Campus are to be performed between 9:00 PM and 1:30 AM during the work week (Monday through Friday) as specified.

 - a) **NIGHTLY**
 - 1). Sanitize, mop floors, clean fixtures in restrooms
 - 2). Vacuum, dust and remove trash from Morton School area after 5PM or as negotiated
 - 3). Vacuum, dust and remove trash from DHHS Classroom area
 - 4). Supply and keep soaps and paper goods stocked
 - b) **TWICE WEEKLY (TUESDAY & FRIDAY)**
 - 1). Supply and keep stocked soaps and paper goods
 - 2). Sanitize, mop floors, clean fixtures in restrooms
 - 3). Remove trash from Morton School area and Basement Office area
 - c) **WEEKLY**
 - 1). Vacuum and dust basement meeting room
 - 2). Clean kitchen/breakrooms and countertops
 - 3). Sweep furnace room
 - d) **SEMIANNUALLY**
 - 1). Clean all exterior glass including window ledges
 - 2). Clean carpets in Morton School and DHHS Classroom areas
 - e) **ANNUALLY**
 - 1). Strip/wax basement office area
 - 2). Strip/wax hard surfaces in Morton School area
- v. **COTTAGE 5 – 5845 Huntington Ave.**

Nighttime cleaning services at Cottage 5 on the Whitehall Campus are to be performed between 5:00 PM and 1:30 AM Tuesdays and Fridays as specified

 - a) **TWICE WEEKLY (TUESDAY & FRIDAY)**
 - 1). Sweep all hard surface areas
 - 2). Vacuum all soft surfaces
 - 3). Dust
 - 4). Sanitize, mop floors, clean fixtures in restrooms
 - 5). Clean Kitchen breakrooms and countertops
 - 6). Supply and keep stocked paper and soaps
 - b) **QUARTERLY**
 - 1). Clean Carpet
 - c) **SEMIANNUALLY**
 - 1). Clean all exterior glass including window ledges
 - 2). Empty Kitchen/Breakroom cupboards and scrub out. Occupants will put items back.
 - d) **ANNUALLY**
 - 1). Strip/Wax hard surfaces
- vi. **COTTAGE 6 – 5819 Huntington Ave.**

Daytime cleaning services at Cottage 6 on the Whitehall Campus are to be performed between 8:00 AM and 2:00 PM on Tuesdays and Fridays as specified.

 - a) **TWICE WEEKLY (TUESDAY & FRIDAY)**
 - 1). Sweep all hard surface areas
 - 2). Vacuum all soft surfaces
 - 3). Dust
 - 4). Sanitize, mop floors, clean fixtures in restrooms
 - 5). Clean Kitchen breakrooms and countertops
 - 6). Supply and keep stocked paper and soaps

b) QUARTERLY

- 1). Clean Carpet

c) SEMIANNUALLY

- 1). Clean all exterior glass including window ledges
- 2). Empty kitchen/breakroom cupboards and scrub out. Occupants will put items back.

b) ANNUALLY

- 1). Strip/Wax hard surfaces

vii. COTTAGE 7 – 5800 Walker Ave.

Nighttime cleaning services at Cottage 7 on the Whitehall Campus are to be performed between 5:00 PM and 1:30 AM during the work week (Monday through Friday) as specified.

a) BI-WEEKLY (TUESDAY & FRIDAY)

- 1). Sweep all hard surface areas
- 2). Vacuum all soft surfaces
- 3). Dust
- 4). Sanitize, mop floors, clean fixtures in restrooms
- 5). Clean Kitchen breakrooms and countertops
- 6). Supply and keep stocked paper and soaps

b) QUARTERLY

- 1). Clean Carpet

c) SEMIANNUALLY

- 1). Clean all exterior glass
- 2). Empty Kitchen/Breakroom out. Occupants will put items back.

b) ANNUALLY

- 1). Strip/Wax hard surfaces

viii. WHITEHALL MANSION – 5903 Walker Ave.

Daytime cleaning services at the Whitehall Mansion on Whitehall Campus are to be performed between 8:00 AM and 5:00 PM once a month on Mondays as specified.

a) MONTHLY

- 1). Sweep all hard surface areas
- 2). Dust
- 3). Remove all trash

ix. MAINTENANCE SHOPS – 2401 N 60th St.

Daytime cleaning services at the Maintenance Shops on Whitehall Campus are to be performed between 8:00 AM and 5:00 PM Tuesdays and Fridays as specified

a) TWICE WEEKLY(TUESDAY & FRIDAY)

- 1). Sweep designated hard surface areas
- 2). Sanitize, mop floors, clean fixtures in restrooms

x. STAFF TRAINING ACADEMY – 2320 N 57th St.

Nighttime cleaning services at the Staff Training Academy on Whitehall Campus are to be performed between 5:00 PM and 1:30 AM during the work week (Monday through Friday) as specified.

a) NIGHTLY

- 1). Sweep all hard surface areas in DCS Training Area
- 2). Vacuum all soft surfaces in DCS Training Area
- 3). Dust in DCS training area
- 4). Sanitize, mop floors, clean fixtures in restrooms in DCS Training Area
- 5). Clean/Kitchen breakrooms and countertops
- 6). Supply and keep stocked paper and soaps
- 7). Trash Removal in DCS Training Area

b) WEEKLY

Sweep new gym entry and gym

c) QUARTERLY

- 1). Scrub gym
- 2). Vacuum and dust Administrative Services Space
- 3). Sanitize, mop floors, clean fixtures in Administrative Services restroom

d) SEMIANNUALLY

- 1). Clean all exterior glass including window ledges
- 2). Clean carpet in Administrative Services Space
- 3). Clean carpets in DCS Training Area

e) ANNUALLY

- 1). Strip/wax hard surfaces in DCS Training Area

xi. TAB (TRAINING ADMINISTRATION BUILDING) – 5900 Walker Ave.

Nighttime cleaning services the Training Administration Building on Whitehall Campus are to be performed between 5:00 PM and 1:30 AM during the work week (Monday through Friday) as specified

a) NIGHTLY

- 1). Sweep all hard surface areas
- 2). Vacuum all soft surfaces
- 3). Dust
- 4). Sanitize, mop floors, clean fixtures in restrooms
- 5). Clean Kitchen breakrooms and countertops
- 6). Supply and keep stocked paper and soaps
- 7). Remove trash

b) SEMIANNUALLY

- 1). Clean all exterior glass including window ledges
- 2). Clean Carpets

Q. NEBRASKA STATE PATROL HEADQUARTERS

1. LOCATION

4600 Innovation Drive Lincoln, NE 68521

2. EQUIPMENT

All equipment and supplies listed under V.F.5 apply to this building with the addition of 4' X 6' Entry Floor Mats

3. BASIC DUTIES

All duties listed under V.F. Scope of Work apply to this building.

4. SPECIAL CONDITIONS AND SITE-SPECIFIC REQUIREMENTS

a. HOURS-

Nighttime cleaning services at the Nebraska State Patrol State Headquarters building are to be performed between 5:00 PM and 1:30 AM during the work week (Monday through Friday) as specified.

A supervisory management level representative of the contractor shall be available during daytime hours by phone and in person on site if requested to meet with a designated Nebraska State Patrol representative to discuss contract performance or other issues needing attention.

b. SITE SPECIFIC REQUIREMENTS-

Crime Laboratory will provide a safety orientation with a form indicating this has been completed. Before beginning work, each employee shall be introduced to the building representative. Should an accident occur, the building representative shall be notified immediately at 402-471-4545.

i. NIGHTLY

- a) Empty all waste receptacles and change liners, as needed.
- b) Remove trash from building to proper bins.
- c) Dust-mop all hard surface floor areas.
- d) Damp mop hard surface floor areas.
- e) Spot clean and/or vacuum carpets nightly, as needed.
- f) Clean all door and partition glass.
- g) Dust all horizontal surfaces (windowsills, files, tables, chairs, racks, etc.) excluding desktops.
- h) Clean and sanitize all drinking fountains.
- i) Clean both sides of entryway glass.
- j) Clean entry matting.
- k) Clean janitorial closets/rooms and sinks.
- l) Clean and disinfect all showers and lockers with germicidal cleaner.

ii. DAILY RESTROOMS and BREAK ROOM areas

- a) Empty all waste receptacles and change liners, as needed.
- b) Clean and service all restroom dispensers.
- c) Thoroughly clean all fixtures with germicidal cleaner.
- d) Thoroughly clean walls, doors, shelves and partitions with germicidal cleaner.
- e) Sweep and thoroughly wet mop all floor areas with germicidal cleaner.

iii. MONTHLY CLEANING

- a) Dust all venetian blinds.

iv. SEMI-ANNUAL SERVICES

- a) Clean all exterior glass.
- b) Clean all building diffusers and air vents.

v. ON REQUEST / AS NEEDED

- a) Because this work is done during work hours there will be some days in which some tasks cannot be done because of meetings, locked rooms, phone calls and unusual activity. Contracted employees are to the best of their ability, to work around these obstacles and problems. They may also have to alter their work sequence, or we may occasionally request the above schedule to be altered, or a task be added.
- b) Entryway mats (4" X 6') provided by contractor will be rotated and cleaned regularly (monthly or more often as needed due to inclement weather). Mat locations: (4) four, 4' X 6' mats located in front lobby in front of front doors, (2) two, 4' X 6' mats located in front of each door at employee entrance 1, (1) one, 4' X 6' mat at employee entrance 2, (1) one, 4' X 6' mat at employee entrance 3.

R. DELIVERABLES

Cleaning of facilities per the "Scope of Work" and all a la carte items as identified within the request for proposal and cost sheet.



Performance Bond Statement

Midwest Maintenance acknowledges and accepts the performance bond requirement outlined in the RFP. Upon award, we will provide either a certified check or a performance bond meets the standard executed by a corporation authorized to contract surety in the State of Nebraska. This bond will remain valid for the full term of the contract, including any renewal or extension periods, and will guarantee our faithful performance of all contractual obligations.

Professional janitorial and environmental services tailored to your business.

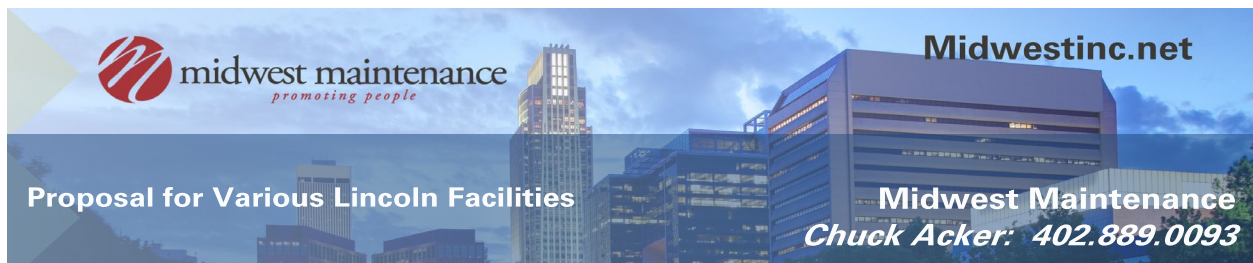
Proposal For
Cleaning Services – Various Lincoln Facilities
Ref. #:121766 O5



commercial
industrial
healthcare
arena/convention
governmental



Scan to contact us



Jamie L. Gutierrez, CEO
Midwest Maintenance Company, Inc.
2901 Q St, Omaha, NE 68107
Cell phone: 402-250-4611
Email: jgutierrez@midwestinc.net
RE: Ref. #: 121766 O5
July 1st, 2025

Dear Members of the State Purchasing Team,

We are excited to submit our proposal for Cleaning Services – Various Lincoln Facilities. Our proposal meticulously aligns with all specified requirements as outlined in Request For Proposal.

With over 60 years of experience in the industry, Midwest Maintenance Company has developed a deep understanding of the unique challenges associated with large facilities custodial services. Our proven excellence is demonstrated by our experience cleaning and servicing large projects such as Houston International Airport, all the Houston First Corp buildings, the George R Brown convention center (2 million SF), Offutt Air Force Base (60 facilities), and the Strategic Air Command (over 3 million SF) to name a few of our impressive clients.

We're confident that Midwest Maintenance Company has the expertise, qualifications, and experience needed to be your top choice. Our streamlined workplan and order system ensures seamless fulfillment of all contract obligations. We're not just aiming to meet your standards; we're committed to exceeding them.

Midwest Maintenance Company prioritizes the well-being of our employees by offering a comprehensive benefits package, including health insurance, sick leave, PTO, vacation, dental, vision, and life insurance practice uncommon in the cleaning industry.

Thank you for considering Midwest Maintenance Company for this opportunity. We are confident that our proposal reflects our ability to deliver exceptional custodial services that exceed your expectations, and we can't wait to get started.

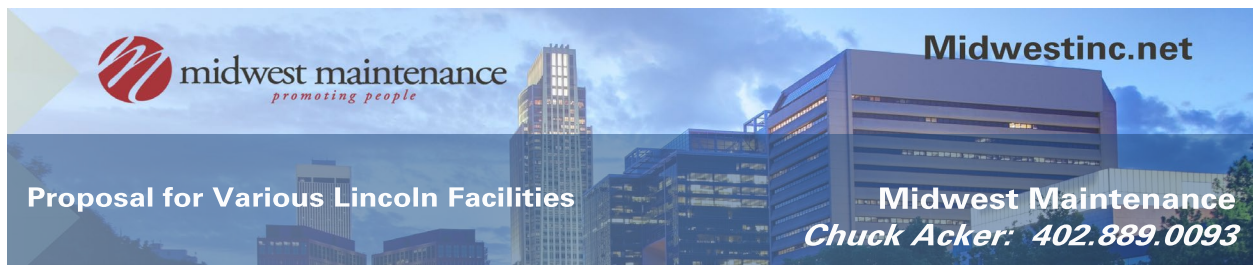


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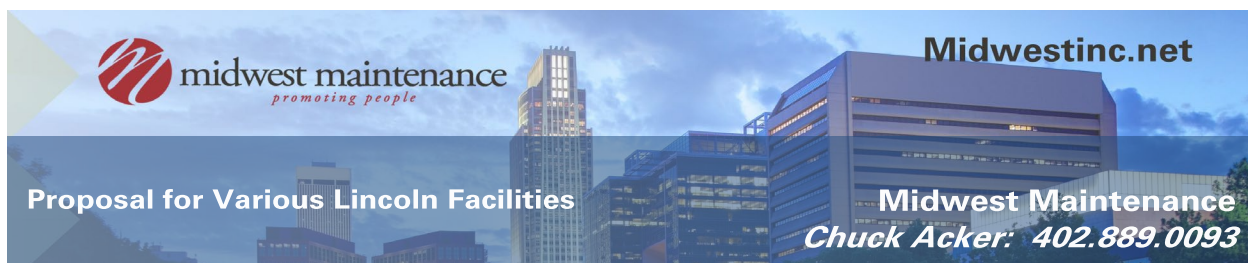
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Client Feedback Tools and Continuous Improvement – Page 20



Executive Summary:

Midwest Maintenance has extensive experience delivering high-quality janitorial and floor care services in complex, high-traffic, and mission-critical environments. We specialize in large public spaces that require precision, flexibility, and consistent excellence, particularly those that operate around the clock. Our team is trusted to maintain secure, medical, and transportation facilities where cleanliness, safety, and reliability are non-negotiable.

Company Background, Facilities, and Experience

Midwest Maintenance is a certified, woman-owned janitorial and facilities maintenance company with over 60 years of proven experience in delivering high-quality cleaning and specialty floor maintenance services. Founded as a family business and now led by CEO and Owner Jamie Gutierrez, Midwest Maintenance has grown into an industry leader with operations in six states.

Facilities and Resources

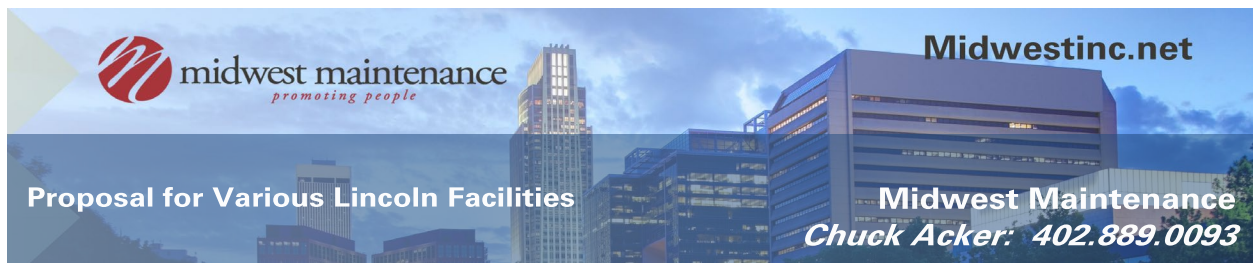
Our corporate headquarters is located in Omaha, Nebraska, with regional offices strategically located to support clients across the Midwest and Southern United States. We maintain a dedicated training facility, state-of-the-art equipment, and a fleet of service vehicles to ensure consistent, responsive, and efficient service delivery.

Business Experience and Expertise

Midwest Maintenance specializes in comprehensive janitorial services for commercial, industrial, educational, and healthcare environments, airports, arenas, and convention center. We are professionally skilled in advanced floor care including carpet extraction, terrazzo & VCT specialized floor care, concrete polishing, and specialty surface restoration. Our teams are trained and certified in OSHA safety standards, green cleaning protocols, and floor care best practices, also Cleaning Industry Management Standard trainer program. (CIMS)

We have successfully managed cleaning operations for large-scale facilities including airports, hospitals, corporate campuses, public institutions, and stadiums. Our long-standing client partnerships—many lasting over a decade—speak to our reliability, performance, and commitment to excellence. Here are a few examples of our work:

- Offutt Air Force Base, 60 buildings, over 10 years



- Strategic Air Command, 3M SF, over 10 years
- Creighton University Medical Center, largest hospital in the Midwest, over 15 years
- Houston First Corporation, 11 venues including the George R Brown Convention Center, over 10 years
- Houston International Airport, 4 years
- America's Center Convention Complex and The Dome at America's Center, Saint Louis, 4 years

Staffing and Capacity

We currently employ over 300 team members, including skilled janitorial professionals, certified floor technicians, operations managers, and a full-time quality assurance team. We maintain a scalable staffing model that allows us to quickly adapt to client needs and seasonal demands.

Our Core Values

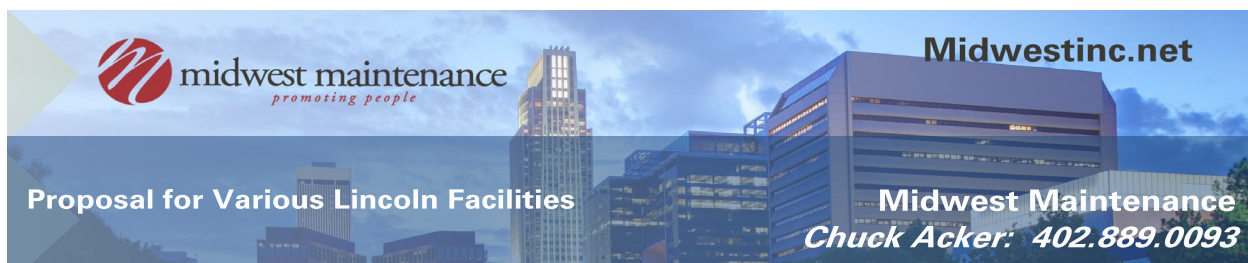
At the heart of everything we do are the values that guide our culture:

ACCOUNTABLE – We support each other in doing whatever it takes to deliver

VALUES PEOPLE – We respect, support, and invest in our team and our clients.

RESULTS DRIVEN – We focus on performance, quality, and continuous improvement.

POSITIVE – We bring a can-do attitude and solutions-focused mindset to every job.



Qualifications & References

1. Houston George Bush Intercontinental Airport (IAH)

3500 N Terminal Rd, Houston, TX 77032

Facility's Representative: Freddy McAnally

Title: Project Manager - Outsource Maintenance

Phone: 713.859.7747

Project Name and/or Number: Janitorial Services for Houston George Bush Intercontinental Airport (IAH)

Facility Type: 22 Administration Buildings at International Airport

Years of Service: Over 5 years

Scope of Work: Full-service janitorial and specialized floor maintenance, including terrazzo, carpet, and high-gloss VCT

Square Footage: Over 500,000 sq. ft. maintained daily for City of Houston buildings.

Service: Continuous day porter services

Rotational deep floor maintenance on a weekly basis (Carpet & Tile)

Special Notes: Contract awarded under a 15% Minority Business Enterprise (MBE) spend requirement.

2. Explore Saint Louis - America's Center

701 Convention Plaza, St. Louis, MO 63101

Facility's Representative: Brent Buchanan

Title: Vice President of Operations

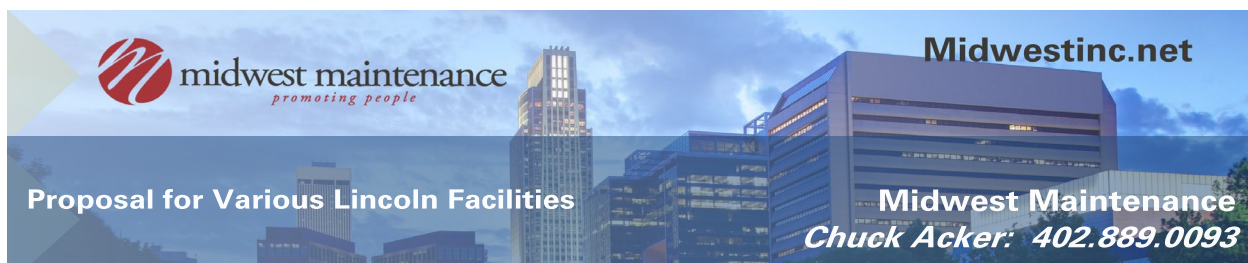
Phone: 314.342.5094

Email: BBuchanan@explorestlouis.com

Square Footage: over 2 million sq. ft. maintained daily

This project, completed under municipal oversight in Saint Louis, also included a business inclusion goal. We contract to clean the Convention Center, The Dome, the America Center, and all the venues affiliated with Explore Saint Louis. We partnered with a certified M/WBE subcontractor to fulfill key portions of the work scope. Our successful collaboration highlighted our ongoing commitment to diversity in procurement and execution.

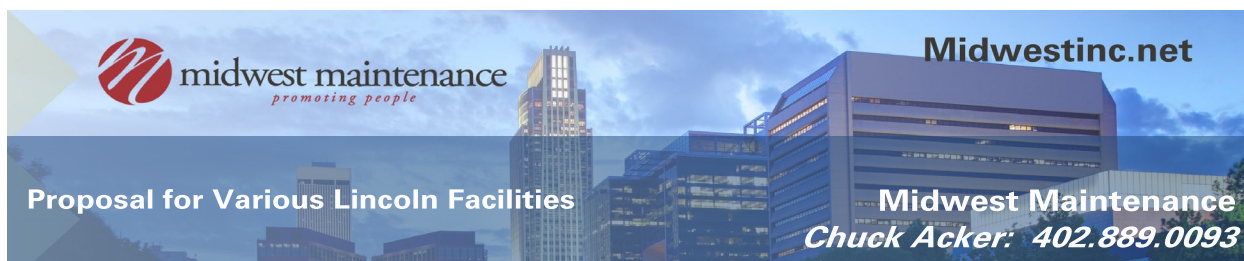
These projects reflect our company's longstanding dedication to working with M/WBE firms and supporting equitable participation across all types of contracts. We continue to prioritize diversity in our procurement processes and team partnerships, regardless of formal requirements.



3. Company/Agency Information: Houston First Corporation
1001 Avenida de Las Americas, Houston, TX 77010
Contact Name: Luther Villagomez – Chief Operating Officer
Phone Number: 832-330-7786
Email Address: luther.villagomez@houstonfirst.com

Description of Service Provided: HFC is a local government corporation that operates performing arts and convention facilities in Houston. Venues include the George R Brown Convention Center (2 M sf facility) supporting over 246 employees, Wortham Theater Center, Jones Hall for the Performing Arts, Miller Outdoor Theater, and Partnership Tower (10 story office building), Midwest Maintenance provides supervision and labor necessary to provide general/event cleaning, along with setup/changeover/restore processes. This includes housekeepers, customer service representatives, custodial and floor supervisors, and certified forklift operators.

4. Creighton University Medical Center – Omaha, NE (Former St. Joseph Hospital)
601 North 30th Street Omaha, NE 68131
Facility's Representative: Carol McCormick
Title: Associate Administrator - Operations/Facility Administrator
Phone: (402) 449-4812 (Work)
Facility Type: Academic and Medical Facility
Years of Service: 15 years
Scope of Work: Full janitorial service with healthcare-specific cleaning protocols, to include OR and ER cleaning; floor care including rubber, tile, carpet, and VCT
Square Footage: Approximately 400,000 sq. ft.
Traffic Level: High activity from patients, students, and staff—facility operates 24/7
Service Frequency:
Cleaning conducted three shifts per day
Daily floor care, with weekly rotational deep cleaning of critical areas
Special Notes: Facility requires medical-grade sanitation and consistent compliance with healthcare standards, including HIPAA.



5. Facility: Omaha Police Department
505 S 15th St, Omaha, NE 68102
Facility's Representative: Dan Nelson
Phone: 402-506-3712
Contract Amount: \$426,378.00 per year
Completion Date: Ongoing project, 2026
Size of Location(s): 208,000 SF total
Frequency of Service: Daily
Length of Contract: 3 years, successfully extended for 2 additional years

Midwest Maintenance provides comprehensive janitorial services for the Omaha Police Department, including daily cleaning of offices, restrooms, and common areas, as well as trash removal, dusting, vacuuming, and mopping. Our team also handles window cleaning, emergency cleaning services such as biohazard response and spill cleanups, and specialized carpet cleaning with deep extraction and spot treatment. In addition, we will perform regular floor care, including sweeping, mopping, buffing, and periodic stripping and waxing of hard floors. All services will be completed by trained professionals who understand the importance of confidentiality and security in a law enforcement environment.

6. Company/Agency Information: Metropolitan Entertainment and Convention Center (MECA)

Contact information:

Roger Dixon

President and CEO

Phone: 402.341.1500

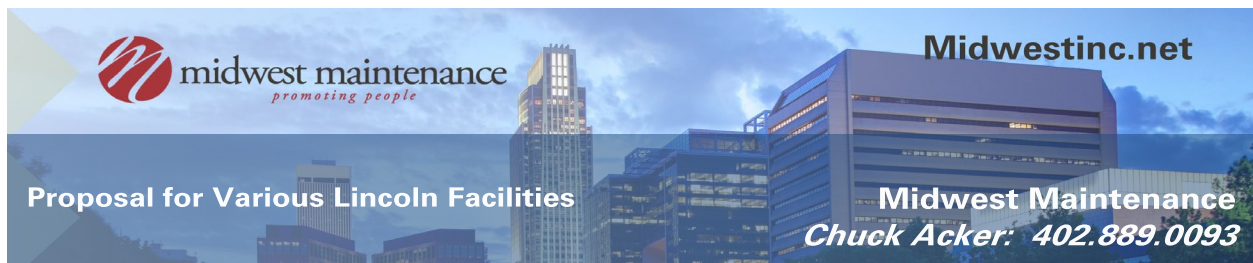
Email: Rdixon@omahameca.com

CHI Health Center Omaha

455 N. 10th St., Omaha, NE 68102

Size of Location(s): 1.1 million SF

Description of Service Provided: MECA's 1.1 M sf facility supporting over 194 employees, has an 18,975-seat arena, 94,000 sf exhibition hall, and 62,000 sf of meeting space. Midwest Maintenance provides administrative office cleaning as well as cleaning staff during and following conventional events at MECA, for over 550 events per year. Events include athletic/sporting events, conventions, concerts, high profile meetings, community events and more. This includes housekeepers, customer service representatives, custodial and floor supervisors, customized floorcare for all varieties of surfaces and finishes, and certified forklift operators.



Company History:

Paul and Alice Gutierrez founded Midwest Maintenance in **1965** and officially incorporated it in 1979. Their daughter, Jamie Gutierrez became president in 1995 and purchased the company from her father in 1997. Under her leadership, the company has become the largest **minority-owned** and **female-owned** service contractor in the state of Nebraska. Keeping the company family owned, Jamie Gutierrez became President in 1995 and took ownership in 1997.

Midwest Maintenance's humble beginning in a garage 60 years ago does not reflect what the company has become. From a single client, the company has since grown to over 65 clients, serving well over 100 locations. The Areas-Served map of Midwest Maintenance has grown along with the client base as Midwest Maintenance now service's multiple locations in Nebraska and Texas, and additional locations within South Dakota, Kansas, Missouri, and Iowa.

Our organization maintains a reputation for outstanding custodial and building services support and our organization continues to expand. We are composed of four divisions.

- 1) Midwest Maintenance, which supports commercial, industrial, arena and event centers, educational and government clientele,
- 2) Midwest Healthcare Environmental Services (MHES), which is tailored to the unique custodial needs of Hospitals and Clinics
- 3) Midwest Essential Personnel Solutions (MEPS), which provides contingency staffing as a source to meet on-demand staffing needs on a 24/7 basis.
- 4) Midwest Maintenance Texas, LLC

Why Choose Us:

- **Customer Focus:** Customer satisfaction is paramount to us. We prioritize understanding and meeting our clients' needs and feedback.
- **Quality Assurance:** Our commitment to quality is unwavering. We adhere to stringent quality standards and certifications to ensure the highest level of service.
- **Economical and Efficient Solutions:** We offer cost-effective solutions without compromising on quality.
- **Innovation:** We stay ahead of the curve by adopting innovative technologies and strategies to enhance service delivery and efficiency.

Proposal for Various Lincoln Facilities
Midwest Maintenance
Chuck Acker: 402.889.0093
Insurance: Certificate of Insurance

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
8/26/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER FNIC P.O. Box 45279 Omaha NE 68145		CONTACT NAME: Patt Pierce PHONE (A/C No, Ext): 402-861-7000 FAX (A/C, No): E-MAIL: patt.pierce@fnicgroup.com ADDRESS:															
INSURED Midwest Maintenance Company, Inc. 2901-03 Q St Omaha NE 68107		INSURER(S) AFFORDING COVERAGE <table border="1"> <tr> <th>INSURER</th> <th>NAIC #</th> </tr> <tr> <td>INSURER A: Travelers Property Casualty of America</td> <td>25674</td> </tr> <tr> <td>INSURER B: Travelers Casualty & Surety Co of Ameri</td> <td>31194</td> </tr> <tr> <td>INSURER C: Dakota Truck Underwriters</td> <td>34924</td> </tr> <tr> <td>INSURER D: Charter Oak Fire Insurance Co.</td> <td>25615</td> </tr> <tr> <td>INSURER E:</td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> </tr> </table>		INSURER	NAIC #	INSURER A: Travelers Property Casualty of America	25674	INSURER B: Travelers Casualty & Surety Co of Ameri	31194	INSURER C: Dakota Truck Underwriters	34924	INSURER D: Charter Oak Fire Insurance Co.	25615	INSURER E:		INSURER F:	
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INSURER D: Charter Oak Fire Insurance Co.	25615																
INSURER E:																	
INSURER F:																	

COVERAGES
CERTIFICATE NUMBER: 2115090203
REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INER LTR	TYPE OF INSURANCE	ADDITIONAL INSURED	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
D	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:	Y	P-630-4172L254-COF-25	1/1/2025	1/1/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMPROP AGG \$ 2,000,000 \$
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY	Y	BA-2L450171-25-43-G	1/1/2025	1/1/2025	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ 10,000 <input type="checkbox"/> CLAIMS-MADE		CUP-9H362145-25-43	1/1/2025	1/1/2025	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N/A	WC01000661332025A	1/1/2025	1/1/2025	<input checked="" type="checkbox"/> PER <input type="checkbox"/> STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
B	Crime - Primary		106258613	1/1/2025	1/1/2027	Employee Dishonesty \$100,000 ERISA Employee Dishon \$100,000 Third Party \$250,000

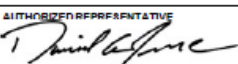
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

The solicitation number :121776 05
 Contract Effective Date: August 1st, 2025

State of Nebraska is primary, non contributory additional insured for general liability, auto liability if required by written contract executed prior to loss. Primary & noncontributory status is governed by the terms & conditions of the insurance policies of all parties to the contract.

Waiver of Subrogation for workers compensation applies to State of Nebraska if required by written contract executed prior to loss.

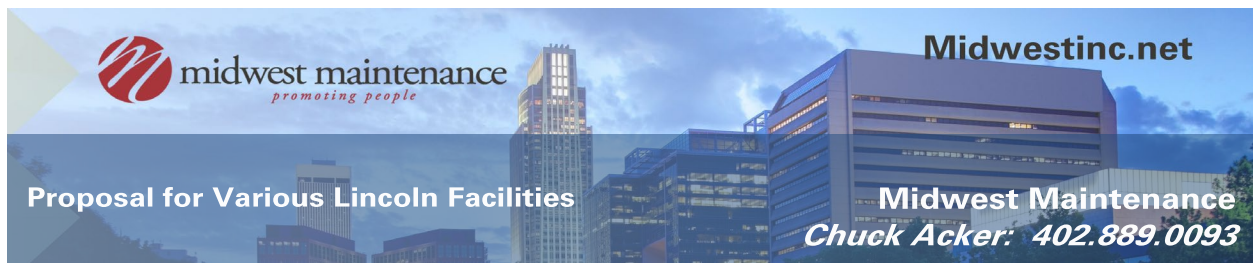
CERTIFICATE HOLDER
CANCELLATION

Administrative Services State Purchasing Bureau 1526 K Street, Suite 130 555 S 10th St Lincoln NE 68508 United States	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
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ACORD 25 (2016/03)

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Meet our leadership team

Jamie Gutierrez - CEO & Owner

Experience:

- President, Owner at Midwest Maintenance - Since 1995 (29 years)

Education:

- Stanford University
Graduate School - Business SLEI program (2017)
- Creighton University
Graduate studies - business (1990 – 1992)
- University of Nebraska, Kearney
BA - social sciences, business, Spanish (1984 – 1989)
Distinguished Alumna.

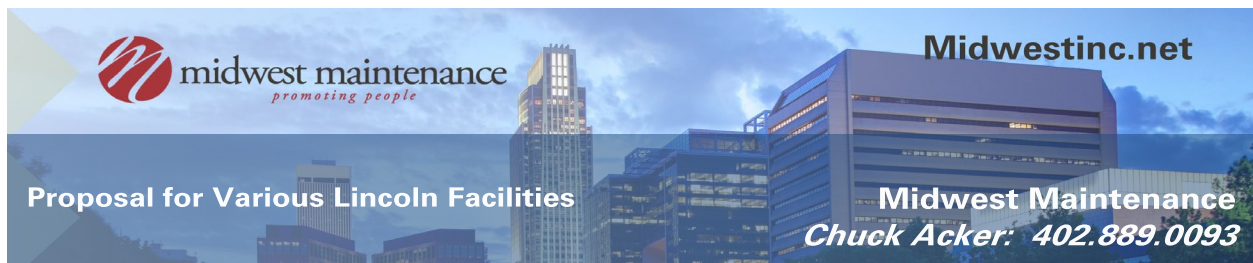
Jessica Placek - Director of Operations/Integrator

Experience:

- Nearly a decade of proven success as a Director of Operations, combined with over 17 years of dynamic leadership as a General Manager in the manufacturing industry
- Over 20 years of expertise in building, developing, and leading high-performing management teams to achieve operational excellence
- Certified in Lean Manufacturing with a strong focus on driving continuous improvement and operational efficiency
- Extensive knowledge in Quality Assurance, Human Resource Management, Purchasing, Process Control, Physical Inventory Management, Operations Management, Production Management, and Safety Management Systems.

Education:

- Bellevue University
Bachelor of Science Degree - Project Management (2020–2022)
- Doane University
Master of Business Administration (MBA) - Business Administration and Management (2011–2014)
Bachelor of Arts Degree – Business Communication (2007–2010)



Meet our leadership team

Chuck Acker – Sales Manager

Experience:

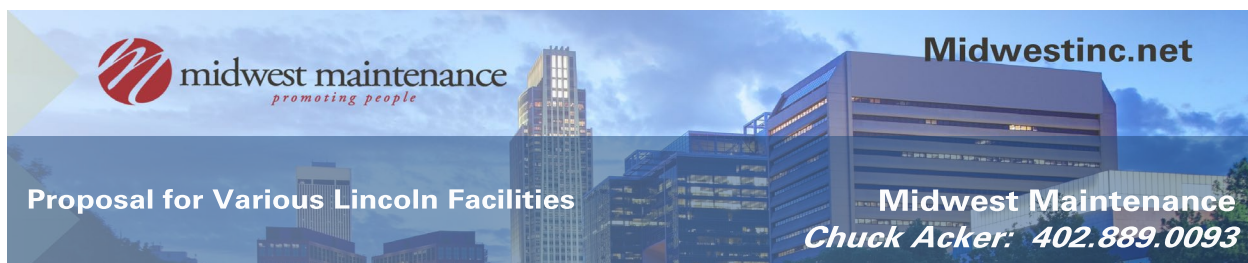
- Over 25 years of experience in commercial cleaning, facility solutions, and sales leadership.
- Proven ability to drive revenue growth and achieve significant sales increases.
- Extensive expertise in building and mentoring high-performing sales teams.
- Skilled in developing and executing strategic initiatives to enhance market penetration.
- Strong background in national account management and logistics planning.
- Focused on fostering relationships, innovation, and delivering client value.
- Consistently recognized for operational efficiency and industry expertise.

Education:

University of Nebraska, Kearney

Bachelor of Science – Criminal Justice (1989)

- Full athletic scholarship (Football).



Case study

Turning Challenges into Opportunities: The Early Journey of a Minority Woman-Owned Business Illustrated from the owner - Jamie Gutierrez's perspective

Introduction:

30 years ago, In the heart of bustling Omaha, I was determined to make a mark in the competitive world of business with my company, Midwest Maintenance. As a minority woman-owned business, I understood the struggles of breaking into larger areas of business, facing challenges unique to small enterprises like ours.

Challenge:

I vividly recall the early days when Midwest Maintenance was struggling to get our foot in the door to larger opportunities. Despite our skills and dedication, larger corporations seemed hesitant to take a chance on us. This reluctance left us in a frustrating cycle - without a notable contract under our belt, securing new opportunities became nearly impossible.

Strategy:

Faced with this dilemma, I made a bold decision. We began subcontracting for larger janitorial companies, accepting whatever work was offered, even if it meant working for a competitor who gave us only the less desirable tasks. It was a gamble, but one we were willing to take to prove our capabilities.

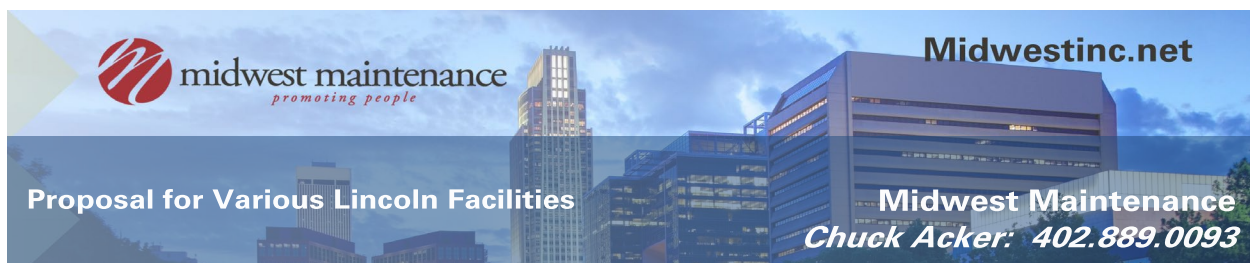
Execution & Outcome:

Despite the challenges we faced, I refused to give up. We worked tirelessly, earning a reputation for excellence even in the toughest assignments. Our dedication caught the eye of a VP within the company, who recognized our potential and awarded us our first major contract. Below are our appreciated long-term clients:

- Union Pacific Railroad Center – 1,000,000 sq. ft.
- Gallup Organization – 400,000 sq. ft.
- Case New Holland - 800,000 sq. ft.
- Burlington, Iowa – 1,200,000 sq. ft.
- Fargo, North Dakota – 600,000 sq. ft.
- State of Nebraska – 700,000 sq. ft.
- CenturyLink Center – 1,200,000 sq. ft.

Our commitment to Inclusivity:

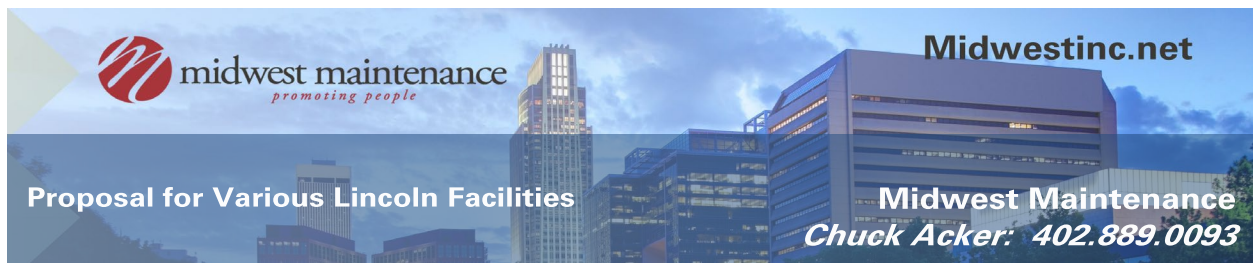
Today, Midwest Maintenance stands as a testament to our unwavering commitment to excellence. Despite challenges, each obstacle has made our success sweeter. I appreciate and emphasize the importance of supporting minority-owned, woman-owned, and small businesses, recognizing the value we bring to the business landscape. Midwest Maintenance recognizes the significance of including minority spending even when we act as Prime Contractor. I don't take for granted the opportunities given to us, which have played a crucial role in our growth and success.



Proposed Uniforms

We will ensure that all uniforms are approved in advance by the Facility Manager and conform to the required standards, including ID and easily identifiable employee name. All personnel assigned to this Contract will wear the designated uniform at all times while on duty. Uniforms will be clean, properly fitted, and free from visible damage such as rips, missing buttons, or zippers. Standard uniforms will consist of a company shirt, pants, and nametag.



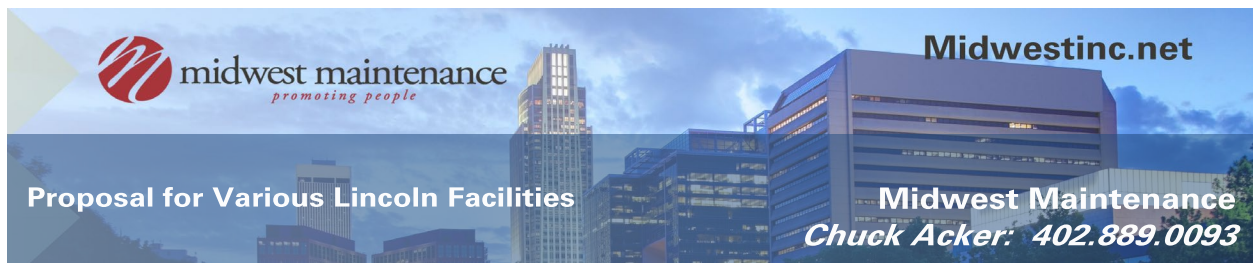


Operations Manual:

Midwest Maintenance will be pleased to adjust the operations manual to your requirements and expectation.

Table of Contents

- Know Your Equipment / Know Your Chemicals
- Safety



Know your equipment

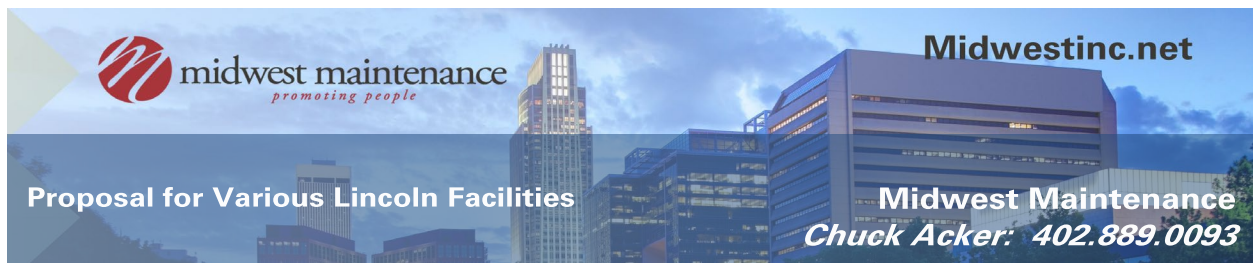
Maintaining a clean, safe, and sanitary environment requires careful attention to the condition and use of all equipment, tools, and chemicals. To ensure effectiveness and safety:

- Familiarize yourself with all equipment, tools, and chemicals before using them.
- Ensure all equipment and tools are kept clean and maintained in proper working condition.
- Operate equipment according to manufacturer guidelines and approved safety procedures.
- Always follow appropriate safety protocols while using any equipment.

Know your chemicals

Proper handling and usage of chemicals is essential to maintaining a safe and compliant workplace. Please adhere to the following guidelines:

- Always read and follow the manufacturer's label and instructions before using any chemical.
- Do not mix other chemicals under any circumstances with the Airport approved program.
- Use chemicals only in designated areas and for their intended purposes. Always follow color coded program provided by the Airport.
- Do not use chemicals that are expired or have been in storage for an extended period.
- Follow the recommended dilution ratios and application methods as specified by the manufacturer. Follow Training/ Color Codes and Wall Charts showing specifically where to use the products.
- Store chemicals securely and always keep them out of reach of children, passengers, and patrons.
- Never transfer chemicals into unmarked containers or containers labeled for other substances.
- Wash hands thoroughly after handling chemicals and wear proper PPE when required.
- Ensure adequate ventilation when using any chemical.
- Ask questions or seek guidance if you are unsure about the use or handling of any chemical.



Safety

Prior to receiving training on the use of any equipment or chemicals, all custodial personnel must first be thoroughly trained in safety protocols. Many workplace accidents occur due to insufficient training or a lack of attention to hazardous situations. Promoting a culture of safety is essential to maintaining a secure environment for both staff and building occupants.

Below are examples of common accidents that occur in most public environments, along with recommended prevention measures:

Ladder-Related Injury

A custodian falls from a ladder while replacing a light bulb, sustaining a shoulder injury.

Prevention: Always ensure ladders are equipped with rubber feet and are placed on a stable, level surface.

Chemical Splash

A custodian suffers an eye injury from phosphoric acid while pouring the solution into a container.

Prevention: Wear proper personal protective equipment (PPE), including chemical-resistant goggles and gloves.

Tool Injury

A custodian tries to operate a piece of cleaning equipment that they have not been trained on, and they damage a wall or structure in the facility or injure themselves.

Prevention: Complete training program for all the tools and equipment each custodian will be using to perform their tasks.

Lifting Injury

A custodian strains their back while attempting to lift a heavy object alone.

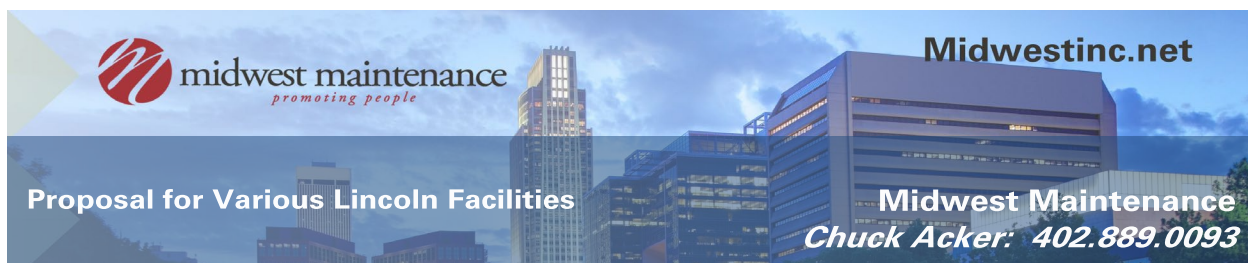
Prevention: Use proper lifting techniques and seek assistance or use lifting aids when handling heavy items.

Slip and Fall

A custodian slips on a wet floor or trips over an object, resulting in injury.

Prevention: Wear slip-resistant footwear, promptly clean up spills, and keep work areas free of unnecessary obstacles.

A responsible custodian must always remain vigilant, actively identifying and addressing health and safety risks. Any hazardous conditions—such as broken equipment or structural issues in the facility—should be reported immediately to the appropriate supervisor or authority.

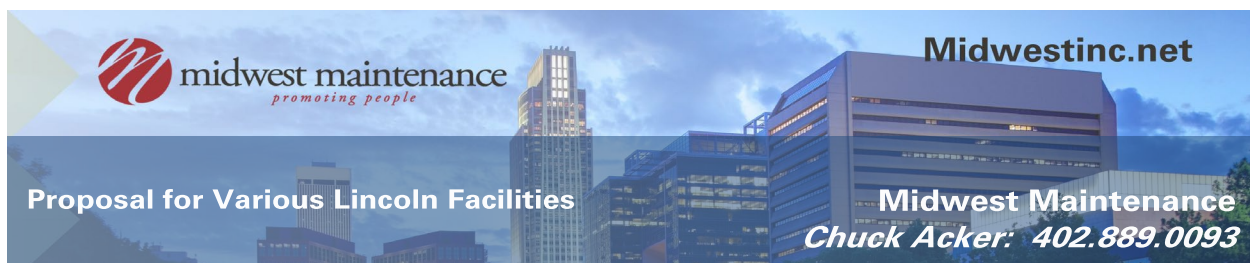


Safety is not just a requirement; it is a shared responsibility that protects everyone within the facility.

Below is a list of typical hazards and the appropriate steps to address them:

Hazard Identification and Corrective Actions

Dangerous Condition	Recommended Correction
Broken furniture	Remove from service immediately and report for repair or disposal.
Slippery floors	Identify and eliminate the cause (e.g., grease, water); place wet floor signage immediately and clean/ dry the area thoroughly.
Protruding or exposed nails	Alert Maintenance so they can remove or securely drive them in to prevent injury.
Broken window	Alert Maintenance so they can carefully remove loose fragments with pliers, cover the opening with cardboard, and notify the building principal or manager to submit a work order to the Service Center.
Obstructions in hallways	Remove all obstructions; keep walkways clear. Do not leave equipment unattended in traffic areas.
Moving heavy equipment	Use a dolly or other approved moving equipment and request assistance if needed.
Broken glass or debris on lawn or outside areas	Remove immediately and dispose of safely.
Blocked entries and exits	Remove the obstruction promptly to ensure clear emergency access.
Splintered floors, walls, desks, etc.	Alert Maintenance so they can remove or sand splinters to prevent injury; report if further repair is needed.
Bare or defective wiring	Alert Maintenance so they can immediately turn off the power and report the issue to the Service Center.
Standing on chairs	Do not stand on furniture. Use a properly sized step ladder designed for the task.
Oily rags or paper	Dispose in approved, fireproof containers to prevent fire hazards.



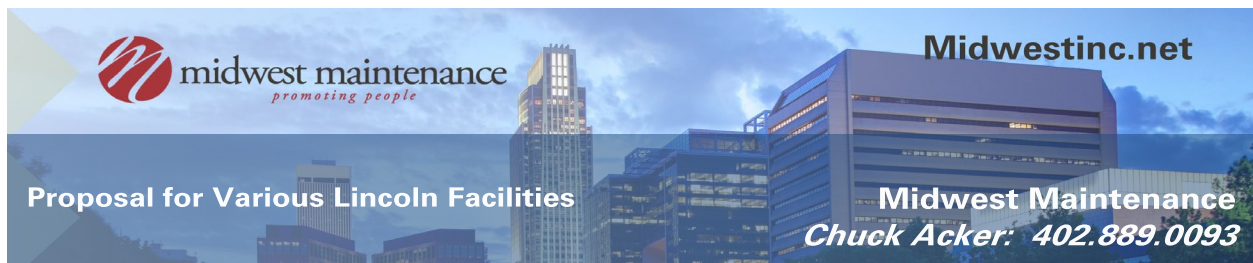
Sample Performance Metrics

The following sample performance metrics outline our approach to monitoring, measuring, and maintaining exceptional service standards for janitorial and floor maintenance services at Various Lincoln Facilities.

Key Performance Metrics

Performance Metric	Target Benchmark	Measurement Method
Task Completion Rate	$\geq 98\%$	Daily digital logs & supervisor checklists
Inspection Pass Rate	$\geq 95\%$	Monthly QC audits using inspection forms
Re-clean Request Frequency	$< 3\%$ of total tasks	HubSpot service request tracking
Customer Complaint Resolution Time	< 12 hours	CRM & Company Cam verification
Response Time to Emergency Calls	< 15 minutes	Radio dispatch records
Terrazzo Floor Luster Score	$\geq 4.5/5$	Quarterly gloss meter readings
QA Audit Completion	100% of scheduled audits	Audit schedule compliance reports
Biohazard Incident Resolution Time	< 30 minutes	Incident logs & photographic documentation

Continuous improvement is a cornerstone of our operational philosophy. Corrective actions are immediately implemented, documented, and followed through using photographic evidence and digital tracking platforms.



Client Feedback Tools and Continuous Improvement

1. Integrated Feedback Loop

- Feedback Channels:
 - On-site check-ins with Facility Manager or designee.
 - Service verification sheets signed post-shift for critical areas.
 - Quarterly feedback reviews aligned with audits and inspections.
- Systems Used:
 - HubSpot and WinTeam to log feedback, ensure accountability, and manage follow-ups.

2. Real-Time Communication Tools

- Implementation:
 - Utilization of radios and batteries provided by the Facility Manager.
 - Enables immediate communication regarding:
 - Spills
 - Special requests
 - Inspection coordination

3. Quality Control and Continuous Improvement

- Focus Areas:
 - Terminals, food courts, elevator lobbies, and other high-visibility areas.
- Oversight Methods:
 - Nightly spot checks by Zone Leads.
 - Monthly quality control audits by area supervisors.
 - QC reports submitted to Facility Manager.
- Issue Resolution:
 - Issues from City inspections resolved within 12 hours.
 - All remediation actions documented.

CONTRACTUAL AGREEMENT FORM

BIDDER MUST COMPLETE THE FOLLOWING

By signing this Contractual Agreement Form, the bidder guarantees compliance with the provisions stated in this solicitation and agrees to the terms and conditions unless otherwise indicated in writing and certifies that bidder is not owned by the Chinese Communist Party.

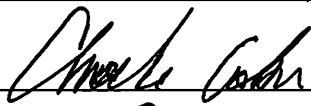
Per Nebraska's Transparency in Government Procurement Act, Neb. Rev Stat § 73-603, DAS is required to collect statistical information regarding the number of contracts awarded to Nebraska Vendors. This information is for statistical purposes only and will not be considered for contract award purposes.

☒ **NEBRASKA VENDOR AFFIDAVIT:** Bidder hereby attests that bidder is a Nebraska Vendor. "Nebraska Vendor" shall mean any bidder who has maintained a bona fide place of business and at least one employee within this state for at least the six (6) months immediately preceding the posting date of this Solicitation. All vendors who are not a Nebraska Vendor are considered Foreign Vendors under Neb. Rev Stat § 73-603 (c).

_____ I hereby certify that I am a Resident disabled veteran or business located in a designated enterprise zone in accordance with Neb. Rev. Stat. § 73-107 and wish to have preference, if applicable, considered in the award of this contract.

_____ I hereby certify that I am a blind person licensed by the Commission for the Blind & Visually Impaired in accordance with Neb. Rev. Stat. § 71-8611 and wish to have preference considered in the award of this contract.

THIS FORM MUST BE SIGNED MANUALLY IN INK OR BY DOCUSIGN

COMPANY:	Midwest Maintenance Company, Inc.
ADDRESS:	2901 Q St. Omaha, NE 68107
PHONE:	402. 733. 1114
EMAIL:	cacker@midwestinc.net
BIDDER NAME & TITLE:	Chuck Acker, Sales Manager
SIGNATURE:	
DATE:	7-8-2025

VENDOR COMMUNICATION WITH THE STATE CONTACT INFORMATION (IF DIFFERENT FROM ABOVE)	
NAME:	
TITLE:	
PHONE:	
EMAIL:	

RFP 121766 O5

Cleaning Services – Various Lincoln Facilities

Bidder Name: __Midwest Maintenance Company, Inc__

Location	Address	Square Footage (Daytime)	Square Footage (Evening)	Initial Term Base Monthly Cost
NSOB (Section V.H.)	301 Centennial Mall South	1,412	364,387	\$23,473.00
TSBC (Section V.I.)	1400 M Street	none	12,210	\$1,582.00
Executive (Section V.J.)	521 South 14th Street	none	21,420	\$1,703.00
501 (Section V.K.)	501 South 14th Street	18,910	29,765	\$9,121.00
1526-FNAB (Section V.L.)	1526 K Street	none	80,807	\$6,712.00
Ferguson (Section V.M.)	700 South 16th Street	none	6,105	\$1,012.00
State Health Lab (Section V.N.)	3701 South 14th Street	none	29,429	\$ 5,861.00
Surplus Property (Section V.O.)	5001 S. 14th street	1,493	None	\$728.00
Whitehall (Section V.P.)	2320 North 57th Street	35,390	57,820	\$6,895.00
NEBRASKA STATE PATROL HEADQUARTERS (Section V.Q.)	4600 Innovation Drive Lincoln, NE 68521	none	84,000	\$11,890.00

A La Carte Items:

Cost per chair for chair cleaning (RFP Section V.G.6.a) \$10.00

Cost per square foot for waxing hard surface floors (RFP Section V.G.6.b) \$0.45

Cost per square foot for extracting/shampooing carpet (RFP Section V.G.6.c) \$0.35

Hourly rate for performing work not noted in RFP (RFP Section V.G.6.d) \$30.50

Cost per square foot for Additional Facility (RFP Section V.G.1 – 5) \$ 0.10

Cleaning 2 days per week monthly cost per square foot.

Cleaning 5 days per week monthly cost per square foot \$0.20

Note: All A La Carte Items are subject to a minimum billing of \$150.00 to cover setup, hauling, equipment transportation, and potential overtime costs.



In response to RFP 121766 O5 – Cleaning Services for Various Lincoln Facilities

All A La Carte items listed in the cost sheet are subject to a minimum billing of \$150.00. This charge accounts for setup, hauling, equipment transportation, and any potential overtime costs associated with delivering these services.