



SANITIZE 360° LLC

4416 Victoria Ave, Bellevue, NE 68123 | (402) 802-3540 | Rudy@sanitize360.net

July 14, 2026

State Purchasing Bureau
Administrative Services – Materiel Division
1526 K Street, Suite 130
Lincoln, NE 68508

RE: RFP 125306 O5 — Custodial Services, Nebraska State Patrol Troop A Headquarters, Omaha

Dear Members of the Evaluation Committee:

On behalf of Sanitize 360° LLC, thank you for the opportunity to submit our proposal for daytime custodial services at the Nebraska State Patrol Troop A Headquarters. We have reviewed the solicitation in full, and our enclosed Cost Sheet reflects the complete scope of services, cleaning schedule, and deliverables identified in Section V of the RFP.

Sanitize 360° is a Nebraska-based commercial cleaning company headquartered in Bellevue, serving government and institutional facilities across the Omaha and Lincoln markets. Our team services more than 750,000 square feet of active space daily, and our current client portfolio includes the Nebraska National Guard, the Lincoln Police Department, the Lincoln Regional Center, the City of Papillion, and Nebraska Game and Parks. We understand the standards, security expectations, and accountability that law enforcement and state facilities require — including background-cleared personnel, consistent on-site supervision, and documented quality control.

What distinguishes our service is direct owner involvement. As President and CEO, I personally oversee our government accounts, conduct site visits, and remain the direct point of contact for facility staff. Our operation is fully insured and bonded, and every member of our team assigned to this facility will complete the required Nebraska State Patrol criminal history screening prior to their start date.

We would welcome the opportunity to bring this same standard of service to Troop A Headquarters. A reference sheet of our current government and municipal clients is enclosed for your review, and we invite the Committee to contact any of them directly.

Thank you for your time and consideration.

Respectfully,

Rudy Perez

President & CEO, Sanitize 360° LLC
(402) 802-3540 | Rudy@sanitize360.net



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GOVERNMENT & MUNICIPAL CLIENT REFERENCES

Sanitize 360° LLC — Submitted with RFP 125306 O5, Custodial Services, NSP Troop A Headquarters

Client	Contract Details	Reference Contact
Nebraska National Guard 2433 NW 24th Street Lincoln, NE 68524	10 buildings, approx. 300,000 sq ft total Frequency: 5 days per week Duration: 01/03/2023 – Current Contract amount: \$300,000	Keith Brocksmith Phone: 402-309-8473 Email: keith.d.brocksmith.nfg@army.mil
Lincoln Regional Center 801 W Prospector Pl Lincoln, NE 68522	Approx. 150,000 sq ft Frequency: currently 3 days per week; serviced up to 5 days per week Duration: 06/10/2020 – Current Contract amount: approx. \$90,000	Scott Collier Phone: 402-610-7309 Email: Scott.Collier@nebraska.gov
City of Papillion 122 E 3rd St #1/2 Papillion, NE 68046	Approx. 50,000 sq ft Frequency: 5 days per week Duration: 08/01/2023 – Current Contract amount: \$160,000	Terri Valquier Phone: 402-502-9667 Email: tvalquier@papillion.gov
Lincoln Police Department Multiple facilities Lincoln, NE	Janitorial services — multiple LPD locations	Michele Selvage Phone: 402-441-7216 Email: LPD1405@cjs.lincoln.ne.gov

All references are active accounts. The Evaluation Committee is welcome to contact each reference directly regarding service quality, reliability, responsiveness, and performance.

CONTRACTUAL AGREEMENT FORM

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.

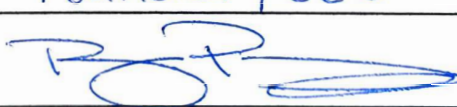
Per Nebraska's Transparency in Government Procurement Act, Neb. Rev Stat § 73-603, DAS is required to collect statistical information regarding the number of contracts awarded to Nebraska Vendors. This information is for statistical purposes only and will not be considered for contract award purposes.

X 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:	Sanitize360 LLC
ADDRESS:	4416 Victoria Ave. Bellevue, NE 68123
PHONE:	402-802-3540
EMAIL:	Rudy@sanitize360.net
BIDDER NAME & TITLE:	Founder / CEO
SIGNATURE:	
DATE:	July 14, 2024

VENDOR COMMUNICATION WITH THE STATE CONTACT INFORMATION (IF DIFFERENT FROM ABOVE)

NAME:	
TITLE:	
PHONE:	
EMAIL:	

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.)
		

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

II. 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.)
		

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,

II. 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, 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.)
		

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 should be sent to sbd.osobinvoicing@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

125306 O5 Custodial Services Cost Sheet

Location Information		
Building	Address	Square Footage (Daytime Cleaning)
NSP Troop A Headquarters	7200 World Communications Dr. Omaha, NE 68122	33,443 (includes interior and exterior windows)
MONTHLY CLEANING COST		
Base Monthly Cost Includes all items and requirements listed in RFP Sections V.C-F and all deliverables identified in RFP Section V.H.		\$7,500
Optional à la carte items (as needed)		
Chair Cleaning Cost per chair		\$5.00
Extracting/Shampooing Carpet Cost per square foot		\$0.25
Waxing Hard Surface Floors Cost per square foot		\$0.50
Additional Work Not Noted in RFP Hourly rate		\$30

Bidder Name: _____ Sanitize360 LLC _____

Total monthly cleaning cost provided should consist of the total amount for all scheduled work, including cleaning of total square footage on all 5 working days per week, and all special conditions and site-specific requirements as noted in RFP Section V. Base Monthly Cost shall include the list of requirements in RFP Sections V. C - F , including the list of equipment and supplies listed in RFP Section V.F.5, adhering to the cleaning schedule and Deliverables found in Section V. H. Additional cleaning schedule and facility statistics can be found in RFP Attachment B.