

SUBORDINATE CONTRACT MA-080-23010239

FOR

JANITORIAL SERVICES - VARIOUS LOCATIONS

BETWEEN

OC PUBLIC WORKS

AND

Omni Enterprise, Inc.



**SUBORDINATE CONTRACT MA-080-23010239
FOR
JANITORIAL SERVICES - VARIOUS LOCATIONS
WITH
OMNI ENTERPRISE, INC.**

THIS Subordinate Contract MA-080-23010239 for Janitorial Services - Various Locations (“Contract”) is made and entered into as of the date fully executed by and between the County of Orange, a political subdivision of the State of California (“County”) and Omni Enterprise, Inc., with a place of business at 1420 E. Edinger Ave., Suite 111, Santa Ana, CA 92705 (“Contractor”) with County and Contractor sometimes referred to individually as “Party” or collectively as “Parties.”

ATTACHMENTS

This Contract is comprised of this document and the following Attachments, which are attached hereto and incorporated by reference in this Contract:

Attachment A – Scope of Work
Attachment B – Contractor Pricing
Attachment C – RCA-017-22010002

RECITALS

WHEREAS, County and Contractor desire to enter into a Subordinate Contract for Janitorial Services - Various Locations (“Contract”); and,

WHEREAS, the County acting through the County Procurement Office (“CPO”), issued a Regional Cooperative Contract (“RCA”) Number RCA-017-22010002 for Janitorial Services, effective September 1, 2021 through August 31, 2026; and,

WHEREAS, Contractor agrees to supply Janitorial Services - Various Locations to the County at the locations listed in Attachment A in accordance with the Terms, Conditions, Pricing and Pricing of Attachments B and C, which are attached hereto and incorporated herein by reference; and,

WHEREAS, County agrees to pay Contractor the fees as further set forth in the RCA; and,

NOW, THEREFORE, the Parties mutually agree as follows:

ARTICLES

1. **Scope of Contract:** This Contract and its Attachment specifies the contractual terms and conditions by which County will procure Janitorial Services - Various Locations. The details of the products and services to be provided by Contractor are further outlined in Attachment A titled, “Scope of Work”, attached hereto and incorporated herein by reference.
2. **Term of Contract:** The initial term of this Contract shall become effective December 19, 2022 and shall continue for three (3) years, unless otherwise terminated by County.
3. **Renewal:** This Contract may be renewed by mutual written agreement of both Parties for up to two (2) years. Contract renewals may be contingent upon renewal of the RCA. The County does not have to give reason if it elects not to renew. Renewal periods may be subject to approval by the County of Orange Board of Supervisors.

4. **Compensation & Payment:** Contractor agrees to provide Janitorial Services - Various Locations in accordance with the terms and conditions of the RCA, including its attachments, and at the fixed rates set forth in attachment B titled, "Contractor Pricing." The amount of this Contract shall not exceed **\$1,499,856**. The County shall have no obligation to pay any sum in excess of this amount unless authorized by written amendment signed by the Parties. The County makes no guarantee or representation of actual usage of this Contract.
5. **Termination:** In addition to any other remedies or rights it may have by law and under the Terms and Conditions of the RCA, County has the right to terminate this Contract without penalty. Termination may be immediate for cause or after thirty (30) days' written notice without cause, unless otherwise specified. Cause shall be defined as any material breach of contract, or any misrepresentation or fraud on the part of the Contractor. Exercise by County of its right to terminate the Contract shall relieve County of all further obligation under this Contract but shall have no effect on the RCA.

In the event of change of control, to the extent necessary, Contractor shall provide reasonably requested assistance in the transferring of services.

6. **Notices:** Any and all notices, requests demands and other communications contemplated, called for, permitted, or required to be given hereunder shall be in writing, except through the course of the Parties' Project Managers' routine exchange of information and cooperation during the terms of the work and services. Any written communications shall be deemed to have been duly given upon actual in-person delivery, if delivery is by direct hand, or upon delivery on the actual day of receipt or no greater than four calendar days after being mailed by US certified or registered mail, return receipt requested, postage prepaid, whichever occurs first. The date of mailing shall count as the first day. All communications shall be addressed to the appropriate Party at the address stated herein or such other address as the Parties hereto may designate by written notice from time to time in the manner aforesaid.

Contractor: Omni Enterprise, Inc.
 Attn: Dante Perez
 1420 E. Edinger Ave., Suite #111
 Santa Ana, CA 92705
 Phone: 714-801-4092
 Email: omniclean@gmail.com

County's Project Manager: OC Public Works/OC Facilities Maintenance
 Attn: Robert Kmetz
 1143 E. Fruit St.
 Santa Ana, CA 9271
 Phone: (714) 667-3281
 Email: Robert.Kmetz@ocpw.ocgov.com

cc: OC Public Works/Procurement Services
 Attn: Jennifer Mason, County DPA
 601 North Ross Street
 Santa Ana, CA 92701
 Phone: 714-667-9691
 Email: Jennifer.Mason@ocpw.ocgov.com

7. **Payment – Invoicing Instructions:** The Contractor will provide an invoice on the Contractor's letterhead for goods delivered and/or services rendered. In the case of goods,

the Contractor will leave an invoice with each delivery. Each invoice will have a number and will include the following information:

- A. Contractor's name and address
- B. Contractor's remittance address, if different from "A" above
- C. Contractor's Taxpayer ID Number
- D. Name of County Agency/Department
- E. Delivery/Service address
- F. Master Agreement (MA) **MA-080-23010239**
- G. Agency/Department's Account Number
- H. Date of invoice
- I. Product/Service description, quantity, and prices
- J. Sales tax, if applicable
- K. Freight/Delivery charges, if applicable
- L. Total

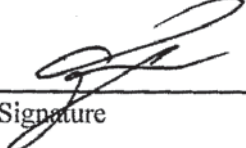
Invoices and support documentation are to be forwarded to:


OC Public Works/OC Facilities Maintenance
Attn: Contracts Manager
1143 E. Fruit Street
Santa Ana, CA 92701

Contractor has the option of receiving payment directly to their bank account via an Electronic Fund Transfer (EFT) process in lieu of a check payment. Payment made via EFT will also receive Electronic Remittance Advice with the payment details via email. An email address will need to be provided to the County via an EFT Authorization Form. To request a form, please contact the DPA.

IN WITNESS WHEREOF, the Parties hereto have executed this Contract on the date following their respective signatures.

OMNI ENTERPRISE, INC.*

	Dana Perez	President	09/06/2022
Signature	Name	Title	Date

	Dana Perez	Secretary	09/06/2022
Signature	Name	Title	Date

COUNTY OF ORANGE, A political subdivision of the State of California

COUNTY AUTHORIZED SIGNATURE:

Signature	Name	Title	Date
-----------	------	-------	------

APPROVED AS TO FORM:
County Counsel

By: William Ninh

Name: William Ninh

Date: 10/18/2022

* If the contracting party is a corporation, (2) two signatures are required: one (1) signature by the Chairman of the Board, the President or any Vice President; and one (1) signature by the Secretary, any Assistant Secretary, the Chief Financial Officer or any Assistant Treasurer. The signature of one person alone is sufficient to bind a corporation, as long as he or she holds corporate offices in each of the two categories described above. For County purposes, proof of such dual office holding will be satisfied by having the individual sign the instrument twice, each time indicating his or her office that qualifies under the above described provision. In the alternative, a single corporate signature is acceptable when accompanied by a corporate resolution demonstrating the legal authority of the signee to bind the corporation.

**ATTACHMENT A
SCOPE OF WORK**

**CONTRACT SPECIFICATIONS
JANITORIAL SERVICES VARIOUS LOCATIONS**

<u>CONTENTS</u>	<u>PAGE</u>
1.0 GENERAL SCOPE OF WORK	6
2.0 DEFINITIONS.....	7
3.0 CONTROL OF WORK	9
4.0 BUILDING SECURITY	10
5.0 CONTRACTOR’S RESPONSIBILITIES.....	10
6.0 CONSERVATION OF UTILITIES.....	11
7.0 CONTRACTOR’S OFFICE/EMERGENCY	11
8.0 PROTECTION AND RESTORATION.....	11
9.0 RESTRICTIONS.....	11
10.0 MATERIALS	12
11.0 QUALITY OF CLEANING MATERIALS/SUPPLIES	12
12.0 CONTRACTOR’S PERFORMANCE	17
13.0 SCHEDULE OF DEDUCTIONS	17
14.0 SERVICES TO BE PROVIDED.....	18
15.0 ADDITIONAL WORK	21
16.0 COUNTY OF ORANGE HOLIDAYS OBSERVED FOR THIS CONTRACT.....	21
17.0 LOCATIONS	22
17.1 FRUIT STREET COMPLEX	22
17.2 LAW LIBRARY.....	28
17.3 <i>(Removed)</i>	36
17.4 COUNTY OPERATIONS CENTER (COC).....	36
17.5 <i>(Removed)</i>	44
17.6 <i>(Removed)</i>	44
17.7 SEVEN OAKS DAM (7 OAKS).....	44
17.8 OC PUBLIC WORKS, OPERATIONS & MAINTENANCE COMPLEX (O & M)	49
18.0 SUMMARY DAILY SERVICE HOURS/MINIMUM NUMBER OF WORKERS.....	64
19.0 BEST MANAGEMENT PRACTICES (BMP).....	65

1.0 GENERAL SCOPE OF WORK

Contractor shall, throughout the length of the Contract, provide all personnel, equipment, tools, materials, supervision and other items and services necessary to perform janitorial services in a professional, systematic and thorough manner for the listed facility. These services shall include, but are not limited to, cleaning, washing windows (interior/exterior), vacuuming, sweeping, dusting, hard surface floor buffing, stripping, waxing and shampooing carpets and emergency clean-ups.

Each service period, as listed in the definitions below, will commence on the effective day of the Contract unless otherwise designated by the Contract Manager or his/her designee. Contractor shall provide a mutual agreeable calendar to the Contract Manager or his/her designee and the Building Coordinator for weekly, biweekly, monthly, quarterly, semi-annual and annual service items within 10 days of the effective date of the Contract. Contractor shall notify the Contract Manager or his designee and the Building Coordinator of any deviation from the schedule.

1.1. Minimum Requirements:

Contractor must have the financial stability to provide the services specified in this Contract for a period of 2 (two) months, as first payment will not be due for 2 months in accordance with Attachment B, Section VI.

2.0 **DEFINITIONS**

2.1 County: The County of Orange.

2.2 OC Public Works: An agency of the County government which is comprised for the purposes of this Contract as the OC Public Works/Facilities Operations.

2.3 County Project Manager: The person supervising the Contract located at OC Public Works/Facilities Operations. This person will be administrating the Contract.

2.4 Contract Inspector: Person inspecting the facility with the Contractor and Building Coordinator.

2.5 Building Coordinator: The person located on site who will be in charge of inspection and coordinating the special activities related to this Contract.

2.6 Daily: Shall include the period of normal work week, i.e., Monday through Friday, including Saturdays Sunday, when necessary or so designated.

2.7 Weekly: Shall be per calendar week.

2.8 By Weekly: Every two Weeks. It shall be per calendar month regardless of the number of days in the month.

2.9 Monthly: Shall be per calendar month regardless of the number of days in that month. All work to be performed on a monthly basis shall be performed during the first full week of that month.

2.10 Quarterly: Shall be every three (3) months. All work to be performed on a quarterly basis shall be performed during the second full week of the first month of that quarter. The first quarter shall commence upon the effective date of the Contract and all subsequent quarters shall commence on three (3) month intervals thereafter.

2.11 Semi-Annually: Shall be every six (6) months. All work to be performed on a semi-annual basis shall be performed during the third full week of the first month of the semi-annual period. The first semi-annual period shall commence upon the effective date of the Contract and all subsequent semi-annual periods shall commence on six (6) months intervals thereafter.

2.12 Annual: Shall be once (1) per year. All work to be performed on an annual basis shall be performed during the fourth full week of the first month of the year. The first annual period shall commence upon the effective date of the Contract and all subsequent annual periods shall commence on one (1) year intervals thereafter.

2.13 Day Porter: Shall be Contractor employee, located on-site for the purpose of providing immediate attention during normal working hours to perform the Contract related services, including, but not limited to, the removal of hazards such as spills or broken glass, emergency clean-ups, (plumbing and roof leaks) refilling supplies and general facility upkeep.

- 2.14 Damp Mopping: Cleaning floor surfaces after sweeping and dust mopping to pick up any remaining dust or dirt, utilizing a clean mop, clean water, all purpose floor cleaner (and a disinfectant where required by the scope of work) with a dry-wrung out mop.
- 2.15 Dirt: Particles of sand, soil, grit, pebbles, mud, dust, fuzz, tar, liquid stains, ashes, etc.
- 2.16 Disinfect: To completely flood the fixture, floor, etc., with a germicidal disinfectant, to allow soaking, rinsing and cleaning as directed by manufacturer's instructions.
- 2.17 Spray Buffing: A process used to eliminate heel marks, scuffs in high traffic areas and to restore the hard surface floor to a uniform appearance using a floor machine and soft buffing pad. Sweeping or dust mopping and damp mopping must occur before this procedure is done.
- 2.18 Carpet Cleaning: Shampooing carpets with the deep dirt extraction (steam cleaning) method per manufactures recommendations.
- 2.19 Dust Mopping: Removing dirt and debris from floor surfaces by use of a dust mop.
- 2.20 Easily Movable Items: Any furniture, waste receptacles, chairs, etc., that weigh 50 pounds or less or can be moved by one person.
- 2.21 Emergency Clean-ups: Cleaning up water from roof leaks and plumbing leaks.
- 2.22 Floor Maintenance: The tasks of sweeping, dust mopping, damp mopping, wet mopping, scrubbing, stripping, sealing, waxing, dry buffing or spray buffing to maintain floors in a neat, clean, orderly and safe state.
- 2.23 Glass: All exposed glass or glass surfaces that are not considered windows, including all Lucite, plastic or any transparent materials, including mirrors and entrance doors.
- 2.24 High Glass: Glass walls, elevators and partitions with lower edge or upper edge that is at least six feet above the ground.
- 2.25 Neat/Clean: Orderly, tidy and free from dirt, stains, dust and debris.
- 2.26 Professional: Conforming to the technical or ethical standards of a profession; displaying the conduct, appearance and qualities that characterize or mark a profession; possessing skill, experience and competence in a profession.
- 2.27 Scrubbing (hard surface floors): Cleaning floor surfaces, after sweeping or dust mopping, applying an all-purpose detergent with a mop and then agitating the detergent with a floor scrubber or slow buffing machine, followed by using a mop to rinse the area two or more times with clean water, picking-up residue with a wet-vacuum.
- 2.28 Sealing (hard surface floors): After stripping and using a neutral cleaner, two coats of sealant are applied to protect and seal the floor surface.
- 2.29 Showers Dressing Rooms (Sheriffs Locker Room); Showers are located in the Sheriffs area only.
- 2.30 Spray Buffing (hard surface floors): A process used to clean, eliminate heal marks, scuffs in high traffic areas using a buffing pad, floor machine and spray buffing chemical, leaving a uniform thin coat of non-skid wax. Sweeping or dust mopping and damp mopping must occur before this procedure is done.

- 2.31 Stairways/Stairwell/Staircase: One or more flights of stairs, including the steps, risers and landings to pass from one level to another, a flight of stairs with the supporting framework, casings and handrails, the vertical shaft in which stairs are located.
- Note: All stairwells shall receive floor maintenance.
- 2.32 Stripping (hard surface floors): Using a stripping pad, scrubbing machine or floor machine and a stripping solution (alkaline solution) that breaks up and emulsifies the old wax on the floor including the edges, followed by rinsing with a neutralizer agent and rinsing the area two or more times with clean water (a wet vacuum shall be used to pick up stripper) leaving the floor clean with no wax build-up.
- 2.33 Sweeping: Removing all dirt and debris from floor surfaces by using a brush broom or dust mop.
- 2.34 Walk-Off Mats: Mats made of various materials that are located inside and outside building entrances and throughout the building.
- 2.35 Waxing: Applying manufacturer recommended thin coats of non-skid floor wax solution that protects the hard surface floors and is non-slippery and leaves a glossy and uniform appearance.
- 2.36 Wet Mopping: Thoroughly cleaning hard floor surfaces after sweeping or dust mopping, utilizing clean water and an all-purpose detergent solution (and disinfectant where required by the Contract specifications).
- 2.37 Windows: Includes all interior glass and windows, glass partitions inside and outside, trophy/display cases, directory boards, wall mirrors, door windows, doors and adjacent trim, including escalator glass (if applicable). After interior glass and windows have been cleaned there shall be no traces of film, dirt, smudges and water spots or other foreign matter left on the windows and sills. Includes all exterior glass and windows, After exterior glass and windows have been cleaned, exterior frames and interior frames, casing sills and glass shall be free of all traces of film, dirt, smudges and water spots or other foreign matter.

3.0 CONTROL OF WORK

The Building Coordinator and the Contract Manager or his/her designee shall decide any and all questions which may arise as to the quality of acceptability of the work performed, the manner and rate of performance, interpretation of the specifications, and/or the acceptable fulfillment of the Contract by the Contractor. The Building Coordinator, Contract Inspector and the Contract Manager or his designee shall also direct the inspection/administration of the work and decide questions regarding compensation.

- 3.1 Licenses: Contractor shall supply all licenses and permits required to perform this work in accordance with local restrictions and shall pay all fees resulting there from.
- 3.2 Changes: Changes in the areas serviced and/or specifications may be necessary during the term of this Contract. Changes in the Contract requirements and corresponding changes in compensation may be implemented upon mutual agreement of the County and Contractor. Changes may be authorized by County's Project Manager in accordance with the Item 15.0 "Additional Work" below, or authorized by amendment in accordance with Articles 23 and 38 of the County Contract Terms and Conditions.

3.3

4.0 BUILDING SECURITY

- 4.1 Keys: County will issue such keys (key cards) as necessary for access to the work area. Contractor shall assume full responsibility for theft or loss of said keys and shall pay for re-keying all locks operated by these keys. Keys shall not be duplicated. Daily key pick up at the Manchester Office Building shall be from the day person on duty at Juvenile Hall (331 City Drive) and shall be returned each shift to day/ night duty officer.
- 4.2 Security System: The work area may be protected by limited access security systems. An initial access code number will be issued to the Contractor by the County. Thereafter, all costs for changing the access code due to changes in personnel or required substitution of Contracts shall be paid by the Contractor and may be deducted from payments due or to become due to the Contractor. Furthermore, any alarms originating from the Contractor's operations shall also be paid by the Contractor and may be deducted from payments due or to become due to the Contractor.
- 4.3 Facility Security: Contractor shall keep all doors locked while working in the building and doors shall not be propped open. Keys shall not be left in the doors. Contractor shall not admit a person into the building that is not a direct employee of the Contractor and not actively engaged in performance of the work. Contractor shall restrict access to the designated buildings and designated parking area.

At no time shall the Contractor or its employees enter other areas of the facility not specifically included in this contract for janitorial services. The Contractor shall check all windows and doors for proper closure and locking, extinguish all lights except master security lighting and then reactivate the security system (if applicable) prior to leaving the facility.

- 4.4 Damage: Contractor shall immediately report all conditions and occurrences out of the norm to the Orange County Sheriff (9-911) and the OC Public Works/Central Utility Facility (714-834-3244) to include broken windows, vandalism, and/or other facility damage.

5.0 CONTRACTOR'S RESPONSIBILITIES

- 5.1 Background/Security: All personnel engaged in performance of this work shall be employees of the Contractor and as such shall be warranted to possess sufficient experience and security records to perform this work. Contractor shall research the employment and police records of each employee and shall maintain a copy of that research.
- 5.2 Health: All personnel shall be in good health and free of contagious diseases. Contractor shall not allow any person(s) under the influence of alcohol or drugs on the premises or in the building. Neither shall the Contractor allow the use or presence of alcohol or drugs on the premises or in the building.
- 5.3 Identification: All personnel shall wear uniforms, furnished by the Contractor, at all times during the performance of this work. The Contractor's supervisor may wear badges in lieu of uniforms.
- 5.4 Conduct: No person(s) shall be employed for this work who is found to be incompetent, disorderly, troublesome, under the influence of alcohol or drugs, who fails or otherwise refuses to perform the work properly and acceptably, or is otherwise objectionable. Any person found to be objectionable shall be discharged immediately and not re-employed on this job.

- 5.5 Supervision: Contractor shall provide a supervisor or foreman who shall be present at all times during Contract operations, and who shall be responsible for both conduct and workmanship. The said supervisor or foreman shall be able to communicate effectively in both written and oral English.
- 5.6 Training: Contractor shall have an ongoing training program for its entire staff. Contractor shall provide only personnel that have been fully trained for performance of this work. Supervisors shall have been trained in supervision as well as technical training in janitorial services.
- 5.7 Vehicles: Contractor owned or leased vehicles to provide transportation and parking fees to meet the Contract specifications.
- 5.8 Schedule: Within the first two weeks of the Contract, the Contractor shall prepare a schedule for the monthly, quarterly, semi-annual and annual cleaning. The schedule shall be given to the Building Coordinator and the Contract Manager or his designee. Any deviation from this schedule must be approved by Building Coordinator or the Contract Manager.

6.0 CONSERVATION OF UTILITIES

- 6.1 Contractor shall make sure Contractor's employees practice utilities conservation. Contractor shall be responsible for operation under conditions that prevent the waste of utilities to include the following:
- 6.1.1 Lights shall be used only in the areas where work is actually being performed and turned off when the area has been cleaned.
- 6.1.2 Employees shall not adjust mechanical equipment controls for heating, ventilation or air condition systems.

7.0 CONTRACTOR'S OFFICE/EMERGENCY

The Contractor shall maintain an office in Orange County with a telephone communications system for twenty-four (24) hour emergency notification. All calls are to be returned within one (1) hour. Emergency response to the site will be no more than two (2) hours.

8.0 PROTECTION AND RESTORATION

The Contractor shall protect all furnishings and improvements from damage by its operations. All damage shall be repaired or replaced, at the option of the County, at the Contractor's expense within a reasonable time after notification of such damage. Repairs and/or replacements shall be equal to original in all aspects.

9.0 RESTRICTIONS

- 9.1 General: Contractor's personnel shall not disturb papers on desks, open drawers or cabinets, use radios, computers, television sets, coffee pots, stoves, microwaves, or refrigerators, nor shall they tamper with any personal or County property.
- 9.2 Telephones: Telephones shall not be used by the Contractor or its employees for personal or business reasons with the following exception(s):
- 9.2.1 To report need of medical aid, fire or need of law enforcement, dial 9-911.

9.2.2 Any calls to numbers other than those above will be considered a violation of this Contract and grounds for immediate termination.

9.3 Radios: The Contractor or its employees shall not use any of the two-way radios or special telecommunications equipment under any circumstances. No exceptions will be made to this rule. Violation is grounds for immediate termination of this Contract, as well as punitive action.

10.0 MATERIALS

Contractor shall furnish at its expense all equipment, tools, supplies and dispensers to perform this work. The equipment, tools, supplies and dispensers shall include but not be limited to:

10..1 Equipment: Wet and dry HEPA vacuum cleaners, (dry HEPA vacuums to have attached magnets), carpet extractors, janitorial carts, ladders, floor scrubbers, buffers/polishers and carpet pile lifter.

10..2 Tools: Brooms, mops, mop presses, dustless sweeping tools, buckets, sponges, squeegees, buffing and stripping pads and hand floor stripping tools.

10..3 Supplies: Floor, glass, tile, and carpet cleaners (Manufactures Recommended); floor wax strippers, sealers, furniture, tile and metal waxes/polishes, wood restorer, acid base cleaners, disinfectants, deodorant blocks, sand for sand urns/ash trays, plastic trash can liners and antibacterial hand soap.

10..4 Paper Supplies: Toilet tissue, paper towels, toilet seat covers, sanitary napkins, and sanitary napkin receptacle liners.

10..5 Dispensers: Paper towel, toilet paper, sanitary napkin dispenser, toilet seat cover dispensers and soap dispensers.

11.0 QUALITY OF CLEANING MATERIALS/SUPPLIES

11.1 Quality, Safety and Effectiveness

All cleaning supplies, materials and tools used in the performance of this Contract shall be of good commercial quality, suitable for the purpose intended and will not present unsafe conditions for the Public or County employees. All cleaning materials/supplies shall provide results necessary to provide the high standards of cleanliness required under this Contract. All cleaning processes used shall meet high standards of safety and effectiveness for commercial applications in high traffic areas and shall not damage the facilities being cleaned. The County shall have the right to prohibit the use of any process, material, supply or tool which may damage County property or which may be a risk to employees, the public or others using County facilities.

Note: The Contractor shall post copies of MSDS (Material Safety Data Sheets) for all chemicals used in each custodial closet in compliance with OSHA's Hazard Communication Standard 29 CFR 1910.1200. This shall include labeling the contents of all secondary type plastic bottles or containers.

11.2 Environmentally Preferable (Green) Products and Specifications

11.2.1 Janitorial Cleaners & Products

Janitorial Cleaners and Products are divided into the following classifications: Hard surface/General-Purpose Cleaners; Biologically-based Cleaning and Degreasing Compounds; Disinfectants and Disinfecting Cleaners; Carpet & Upholstery Cleaners; and Floor-Care Products. These classifications cover products ranging from bathroom, carpet and upholstery, general purpose, window/glass, disinfectant, and industrial cleaners.

Contractor must purchase products in compliance with the maximum allowable Volatile Organic Compound content, under the California Code of Regulations (Article 2 Section 94509, Title 17). The current level of VOC content for this product category is 30%. Products must, at a minimum, meet this VOC requirement. Product performance should meet industry acceptable performance standards. All products must be compliant with California OSHA requirements.

Since improper use can affect the performance of green cleaning products, Contractor should provide training to maintenance staff on the proper use of the products. Training is considered essential for successful implementation.

11.2.1.1 Hard surface/General-Purpose Cleaning products

Hard surface cleaning products are used to remove both organic and inorganic soils from a variety of hard surfaces including plastic, glass, ceramic, metal, porcelain, rubber, leather, wood and stone. These products include bathroom cleaners, boat and bilge cleaners, cooking appliance cleaners, degreasers, dish cleaners, industrial cleaners, vehicle cleaners for household and institutional use, window and glass cleaners, and cleaning products with low potential for environmental illness.

The County defines an environmentally preferable hard surface/general-purpose cleaning product as one that is certified through one of the following agencies or has demonstrable evidence that it possesses the same attributes and standards of a certified product:

Environmentally Preferable Product Standards:

EcoLogo Standard CCD-146, www.ecologo.org/en/greenproducts/

Green Seal GS-37 & GS-34, www.greenseal.org/

EPA Design for the Environment (DfE) Program, www.epa.gov/dfc

All products must comply with the standards set forth in the California Code of Regulations (Article 2 Section 94509, Title 17) and be California OSHA compliant.

11.2.1.2 Biologically-based Cleaning and Degreasing Compounds

These are products used to remove soils from a variety of surfaces including plastic, glass, ceramic, metal, porcelain, rubber, leather, wood, and stone; can include the following product types: cleaners, biobased-general facility maintenance cleaners, cleaners, biobased cleaners all of which are generally 100 percent biodegradable and non-toxic.

The County defines an environmentally preferable biologically-based cleaning and degreasing product as one that is certified through one of the following agencies or has demonstrable evidence that it possesses the same attributes and standards of a certified product:

Environmentally Preferable Product Standards:

EcoLogo Standard CCD-110, www.ecologo.org/en/greenproducts/

EPA Design for the Environment (DfE) Program, www.epa.gov/dfc

All products must comply with the standards set forth in the California Code of Regulations (Article 2 Section 94509, Title 17) and be California OSHA compliant.

11.2.1.3 Disinfectants and Disinfecting Cleaners

Disinfectant cleaners are defined as liquid one-step cleaning and disinfecting products used in offices, schools, hospitals and retail settings. Disinfectant products covered under this document are also known as hard-surface disinfectants or low-level disinfectants, and serve to kill pathogenic microorganisms (bacteria, fungi) on hard non-porous surfaces

The County defines an environmentally preferable disinfectant or disinfecting cleaner as one that is certified through one of the following agencies or has demonstrable evidence that it possesses the same attributes and standards of a certified product:

Environmentally Preferable Product Standards:

EcoLogo Standard CCD-146, www.ecologo.org/en/greenproducts/

EPA Design for the Environment (DfE) Program, www.epa.gov/dfc

All products must comply with the standards set forth in the California Code of Regulations (Article 2 Section 94509, Title 17) and be California OSHA compliant.

11.2.1.4 Carpet & Upholstery Cleaners

Carpet & upholstery cleaners include the following product types: carpet spot and stain removers, cleaners-carpet, fabrics and other woven materials.

The County defines an environmentally preferable carpet and upholstery cleaners as one that is certified through one of the following agencies or has demonstrable evidence that it possesses the same attributes and standards of a certified product:

Environmentally Preferable Product Standards:

EcoLogo Standard CCD-148, www.ecologo.org/en/greenproducts/

Green Seal GS-37, www.greenseal.org/

EPA Design for the Environment (DfE) Program, www.epa.gov/dfc

All products must comply with the standards set forth in the California Code of Regulations (Article 2 Section 94509, Title 17) and be California OSHA compliant.

11.2.1.5 Floor-Care Products

Floor-care products include the following product types: floor finish, neutralizers, restorers, sealers, strippers.

The County defines an environmentally preferable floor-care product as one that is certified through one of the following agencies or has demonstrable evidence that it possesses the same attributes and standards of a certified product:

Environmentally Preferable Product Standards:

EcoLogo Standard CCD-147 www.ecologo.org/en/greenproducts/

Green Seal GS-40, www.greenseal.org/

EPA Design for the Environment (DfE) Program, www.epa.gov/dfc

All products must comply with the standards set forth in the California Code of Regulations (Article 2 Section 94509, Title 17) and be California OSHA compliant.

Cleaning chemicals must be certified through one of these agencies and must remain certified for the duration of the contract. Products that are not listed through one of these certification agencies are prohibited as part of this cleaning contract. Contractor must provide proof of agency certification if the product is not listed on the certification agency's website.

Material Safety Data Sheets (MSDS) must be provided for both ready-to-use products and concentrate, if provided in concentrated form. Contractor must provide changes to any products and/or product lists used as part of this contract. These changes must be submitted in writing to the Project Manager or approved designee, along with any new MSDS. Noncompliant chemicals must be removed immediately from the building.

11.3 Paper Products

11.3.1 Janitorial Paper Products

11.3.1.1 Paper products that are environmentally preferable are found on the following agency product lists and standards:

EcoLogo, www.ecologo.org/en/greenproducts/

Green Seal, www.greenseal.org/

Conservatree, www.conservatree.com

Forest Stewardship Council (FSC) chain of custody certification, <https://us.fsc.org/chain-of-custody-certification.201.htm>

Chlorine Free Products Association's Totally Chlorine-free (TCF) and/or Processed Chlorine-free (PCF) marks,
<http://www.chlorinefreeproducts.org/>

11.3.1.2 Chlorine-free or less-chlorinated paper products are preferential. The following language on labels and in catalogs addresses the level of chlorine used in the production process:

- A. Unbleached
- B. Bleached without chlorine or chlorine derivatives
- C. Totally chlorine-free (TCF). This applies to virgin paper fiber that is unbleached or processed without chlorine or chlorine derivatives.
- D. Processed chlorine-free (PCF) applies to recycled paper fiber that is unbleached or bleached without chlorine or chlorine derivatives; however, since some of the waste paper being recycled may previously have been bleached with chlorine, recycled paper products labeled PCF cannot be labeled TCF. If the final product contains any virgin fiber, then that fiber must be TCF.
- E. Elemental chlorine-free (ECF) paper fiber is bleached with chlorine derivatives that produce fewer dioxins than elemental chlorine.

11.3.1.3 The following products meet the minimum standards established for performance of this work. Specific product names have been used to represent an acceptable product in each category. Contractor may utilize products of his choice which are equal to those stated:

- A. Toilet tissue: White, 2 ply, facial quality non recycled, compact, reference Waxie Catalog number 850240 or Scott brand. **For the O & M Complex Only – 9” Jr. Jumbo Roll;**
- B. Paper towels: White, 1 ply, C-fold, Envision, Pacific Blue or equal. **O & M Complex Only – 8” rolls, standard size compatible with Simplicity mechanical hands-free roll towel dispenser and automatic towel dispenser 8 x 8 and a stub roll, multi fold paper towels;**
- C. Seat Covers: Waxie 851530 or equal;
- D. Hand soap: Powdered – Luron, Boraxo MD-7, or a “green” product; Liquid -- non-abrasive, antibacterial; Waxie (Green) 380204;
- E. All purpose cleaner (with a germicidal disinfectant): Simple Green, Maintex or Guardian or equal;
- F. Feminine napkins: Kotex or equal;
- G. Wood Cleaning: Any “Green” product

H. Floor finishes: (commercial quality)

Stripper:	Non ammoniated, Waxie W-400 stripper,
Sealer:	16 percent solids, Waxie W-300 sealer
Wax:	16-17 percent solids, Johnson's Complete Wax
Spray Buff:	Johnson's Snapback
Sweeping Compound:	Green Wax – Waxie 910240

I. Plastic liners for waste and rubbish containers:

Size:	2 x 8 x 24	1 mil.
	16 x 14 x 37	1.4 mil.
	15 x 9 x 24	1 mil.
	23 x 10 x 40	1.4 mil.
	15 x 9 x 33	1 mil.
	23 x 17 x 48	1.4 mil.
	23 x 17 x 48	1 mil.

12.0 CONTRACTOR'S PERFORMANCE

The Contract specifications define the minimum level of service and frequency deemed acceptable. It is intended that the Contractor shall schedule its operations to meet or exceed these requirements. It is further intended that the Contractor shall put forth a level of effort to provide a thorough cleaning of the facility, not merely surface cleaning. Specifically, thorough high and low dusting of all areas as described in the scope of work, floors shall be thoroughly swept, mopped, waxed and buffed for a gloss shine, carpeted floors are to spot cleaned, carpeted floors shall be completely and thoroughly vacuumed and deep extraction shampooed, (leaving no dirt, gum, stains or any another substance in the carpet) glass entrance doors, exterior/interior windows shall be cleaned to where all traces of film, dirt, smudges, streaks and water spots are removed, spot cleaning of smudges, smears, grease marks. Etc. from walls, doors, including handles, push bars, kick plates, light switches and electrical outlet cover plates and the restroom facilities are to be cleaned, sanitized and fixtures polished to approach the sanitary levels of a hospital.

Contractor shall at all times provide adequate supervision of Contractor's employees to ensure complete and satisfactory performance of all work in accordance with the terms of this Contract.

13.0 SCHEDULE OF DEDUCTIONS

The Schedule of Deductions, as specified in Attachment B, will aid the County in understanding the cost allocation for the different items that the Contractor will be performing under this Contract. Contractor's associated cost for each service task identified is specified in the Schedule of Deductions.

In the event that the County finds, in a scheduled or random inspection, that the Contractor has not completed the services in accordance with the Contract requirements, monetary deductions will be made against monthly invoices in accordance with Schedule of Deductions section. Be advised that the amount of the invoice deduction for an individual service may exceed the amount listed in the Schedule of Deductions.

14.0 SERVICES TO BE PROVIDED

The Contractor shall, as a minimum, perform the following services:

- 14.1 Trash. Contractor shall remove daily all trash from the entire facility or and other specific areas designated by the Building Coordinator. Contractor shall empty all exterior trash cans from all entrances and exits. All trash shall be disposed of in the trash dumpsters and /or other trash containers that are provided for disposal of trash.

Contractor shall provide containers on wheels, or other similar methods, to move trash from one part of the building to another. Under no circumstances shall trash containers or other equipment be slid on the floor.

Contractor shall not recycle trash or store recycled bottles and cans on the premises.

Contractor shall install plastic trash liners for each trash can. This includes trash cans in all rooms, offices, common areas, halls, coffee break-lunch rooms, sheriff security offices and other areas of the buildings where trash cans are located. The liners shall be appropriate for the trash can for which they are used and shall be changed daily or as required by the Building Coordinator.

Contractor shall install sanitary napkin receptacle liners in all women's restrooms in the facility. The liners shall be changed daily or as required by the Building Coordinator.

- 14.2 Building Entrance and Atriums. Must be kept clean and free of dust, debris, cobwebs and bird droppings on a daily basis.

- 14.3 Maintain Floors. All hard surface floors shall receive floor maintenance. Floor maintenance includes sweeping, dust mopping, damp mopping, wet mopping, dry buffing, spray buffing, stripping, scrubbing, sealing, and waxing as required to achieve the stated results below. After receiving floor maintenance, the entire floor shall have a uniform coating of nonskid floor finish, have a uniform glossy appearance and be free of scuff marks, heel marks and other stains and discoloration.

All floor maintenance solutions shall be removed from baseboards, furniture, trash receptacles, etc. Chairs, trash receptacles and easily moveable items shall be moved to maintain the floors.

All moved items shall be returned to their proper positions when all floor maintenance operations have been completed. Wax is to be applied only to floor surfaces that have been cleaned.

- 14.4 Sweep/Dust Mop Floors. All accessible floor areas shall be swept or dust mopped daily. After the floor has been swept and/or dust mopped, the entire floor surface, including stationary objects, corners and abutments, shall be free of litter, cobwebs, dust and debris. Chairs, trash receptacles, plants and any other move able object shall be moved or tilted in order to sweep underneath.

- 14.5 Mop Floors. All accessible floor areas shall be damp and/or wet mopped daily. Chairs, trash receptacles, and easily moveable items shall be moved to mop underneath. After being mopped, the floor shall have a uniform appearance with no streaks, swirl marks, detergent residue, or any evidence of soil, stains, film debris or standing water. There shall be no splash marks or mop streaks on furniture, walls, baseboards, etc., or mop strands remaining in the area. Wood floors shall not be damp or wet mopped.

- 14.6 Sweep and damp mop floors – difficult to reach areas. Contractor shall thoroughly sweep and damp mop floors, including areas that daily sweeping and damp mopping does not reach, including wall edges, around furniture and cabinets, and under desks and all moveable office furniture.
- 14.7 Dry/Spray Buff Floors. All floors shall be cleaned to eliminate heel marks, scuffs, and small amounts of dirt using a buffing pad, floor machine, and spray bottle mixture of diluted floor finish and detergent, leaving a uniform, thin coat of non-skid wax. *Sweeping and wet mopping must occur before this procedure.*
- 14.8 Gym/Shower Mats. Mats located in the Sheriffs shower and Gym.
- 14.9 Strip, Scrub, Seal, and Wax Floors. All hard floors shall be stripped, scrubbed, sealed, and waxed as necessary to maintain a uniform, glossy appearance. Contractor shall perform all tasks associated with the stripping, sealing, and waxing of the floor surfaces. Non-skid wax shall be used. A uniform, glossy appearance and shall be free of scuff marks, heel marks, wax build-up and other stains and discoloration.
- 14.10 Remove Trash. All trash containers (interior and exterior) shall be emptied at the frequencies stated herein and containers returned to their initial locations. Boxes, cans, and papers placed near a trash receptacle and marked “TRASH” shall be removed. Soiled or torn plastic trash receptacle liners in such receptacles shall be replaced. All debris or liquids remaining in a trash receptacle must be removed and the trash receptacle cleaned. Trash shall be disposed of in plastic bags secured with bag ties. Contractor shall pick up any trash that may fall onto the facility or grounds during the removal of such trash. The trash shall be deposited in the nearest outside trash collection point. Dirty trash receptacles shall be washed inside and out and shall be odor free.
- 14.11 Empty and Clean Public Ash Trays and Urns. Contractor shall empty all public ashtrays and urns and wipe with a cloth. Ashtrays will be washed with a cleaning solution and wiped dry as required to remove odor and stains. All public urns will be cleaned (debris removed) and the sand replaced, as needed.
- 14.12 Perform Low Dusting. All dust, lint, litter, cobwebs and dry soil shall be removed from the horizontal surfaces of chairs, file cabinets, conference tables, and other types of furniture and equipment and from horizontal ledges, window sills, hand rails, baseboards, air conditioning vents, etc., to a line seven feet above the top of the floor level.
- 14.13 Perform High Dusting. Contractor shall provide high dusting, removing all dust, lint, litter, and dry soil from surfaces higher than seven feet above the top of the floor surface. Air conditioning grills, where installed, shall be high dusted.
- 14.14 Clean and Polish Interior Glass, Mirrors, and Glass/Mirrored Surfaces. The cleaning of glass and mirrors includes all glass partitions, walls, doors, mirrors and adjacent trim with a lower edge below seven feet. Glass that extends higher than seven feet shall not be included. After glass cleaning, there shall be no traces of film, dirt, smudges, water or other foreign matter. Both sides of glass partitions, walls and doors are to be cleaned.
- 14.15 Clean and Polish Other Interior Glass. Trophy/display cases, directory boards and other interior glass not addressed above shall also be cleaned. After glass cleaning there shall be no traces of film, dirt, smudges, water or other foreign matter.

- 14.16 Clean Drinking Fountains. All porcelain and polished metal surfaces of drinking fountains shall be cleaned, including the orifices and drain, as well as exterior surfaces of the fountains. After cleaning, the entire drinking fountain shall be free from streaks, stains, spots, smudges, scale and other obvious soil.
- 14.17 Clean Elevators. All Public Elevators and Freight Elevators. Contractor shall remove all marks, (writing on walls, graffiti) dirt, smudges, scuffs, miscellaneous food and trash and any other foreign matter from the elevator floor, walls and ceiling.
- 14.18 Clean Stairways. All floor surfaces on the stairways shall be cleaned and all lint, dust, dirt, cobwebs and debris removed. Grease and grime shall be removed from metal or rubber stair guards, handrails and baseboards. Contractor shall remove all marks, dirt, smudges, scuffs and other foreign matter from adjoining stairwell walls to provide and maintain a clean, uniform appearance.
- 14.19 Vacuum Carpets, Rugs and Mats. All carpeted floors, including hallway carpets, area and throw rugs and mats shall be vacuumed daily with a *HEPA-VAC vacuum* and shall be free of all visible litter and soil. Any spots shall be removed by carpet manufacturer's approved methods as soon as noticed. Chairs, trash receptacles and easily moveable items shall be moved to in order to vacuum underneath the carpets and rugs. All moved items shall be returned to their proper positions when all of the carpet and rug maintenance operations have been completed. All tears, burns and raveling shall be brought to the attention of the Building Coordinator.
- 14.20 Vacuum carpets and rugs and difficult to reach areas. Contractor shall thoroughly vacuum carpets and rugs with a *HEPA-VAC vacuum*; including areas that daily vacuuming does not reach, including wall edges, around furniture and cabinets and under desks and all moveable office furniture.
- 14.21 Spot Clean Carpets. Contractor shall immediately spot clean or shampoo carpets that are stained over an area of two square feet or less.
- 14.22 Carpet Cleaning. Contractor shall clean all the carpets with the deep extraction method of carpet cleaning and with the manufacture of the carpet recommended cleaning solution. All carpets shall be free of dirt, (*Bonnet buffing method of cleaning carpet is not acceptable.*)
- 14.23 Vacuum and Clean Walk-Off Mats. Contractor shall vacuum and clean interior and exterior walk-off mats with a *HEPA-VAC vacuum*. After vacuuming or cleaning, mats shall be free of all visible lint, litter and soil. Carpet style mats and entrance mats shall be vacuumed to remove soil and dirt and to restore resiliency of the carpet pile. Rubber or polyester entrance mats shall be swept, vacuumed, or hosed-down and then dried to remove soil and grit. Soil and moisture underneath entrance mats shall be removed and mats returned to their normal location.
- 14.24 General Spot Cleaning. Contractor shall perform spot cleaning on a continual basis. Spot cleaning includes, but is not limited to, the removing or cleaning of smudges, fingerprints, marks, streaks, spills, etc., from washable surfaces, including all walls, partitions, vents, grillwork, doors, door guards, door handles, push bars, kick plates and fixtures. Germicidal detergent shall be used in restrooms, locker rooms, showers, break areas, and drinking fountains. After spot cleaning, the surface shall have a clean, uniform appearance, free of streaks, spots and other evidence of removed soil.

- 14.25 Dust Blinds, Window Sills and Draperies. All blinds, window sills and draperies shall be cleaned to be free of dust, lint and spider webs.
- 14.26 Clean Upholstered Furniture. Contractor shall vacuum and spot clean upholstered furniture so that after cleaning all dust, lint, dirt, debris, stains, gum and all foreign substances are removed. Contractor shall spot clean with a product specifically designed for upholstered furniture.

15.0 ADDITIONAL WORK

- 15.1 Upon County request, Contractor shall submit supplemental proposals for Additional Work not called for under the Scope of Work of this Contract. Contractor must obtain County's Project Manager's written approval prior to commencing any additional work. Examples included but not limited to:
- 15.1.1 Special clean-up after an event
 - 15.1.2 Additional carpet cleaning
 - 15.1.3 Additional floor waxing
 - 15.1.4 Clean-up around the outside of the building
 - 15.1.5 Additional cleaning of windows
 - 15.1.6 Removal of large amounts of packing material
 - 15.1.7 Clean up the water in a restroom from an overflowing sink/toilet
 - 15.1.8 Install an additional toilet paper/paper towel dispenser
- 15.2 If County authorizes work by an alternate source, Contractor may be relieved of responsibilities pertaining to the equipment affected by the project while work is being performed and during the subsequent warranty period.
- 15.3 Upon completion of any additional work, whether by Contractor or an alternative source, County's Project Manager or designee and Contractor will inspect the finished product at no additional cost to County. Upon mutual acceptance of the additional work, Contractor shall again be responsible for all services originally covered under this Contract and the work performed under this section.

16.0 COUNTY OF ORANGE HOLIDAYS OBSERVED FOR THIS CONTRACT

Independence Day
Labor Day
Columbus Day (*Law Library will be open*)
Veteran's Day
Thanksgiving Day
Friday after Thanksgiving Day
Christmas Day (Observed)
New Year's Day (Observed)
Martin Luther King Day
Lincoln's Birthday
President's Day
Memorial Day

- 16.1 Additional closures, Law Library only:

Christmas Eve
New Year's Eve
Cesar Chavez Day

17.0 LOCATIONS

17.1 FRUIT STREET COMPLEX

OC Facilities, 1143 East Fruit Street, Santa Ana
OC Fleet Services, 1102 East Fruit Street, Santa Ana
OC Construction, 1152 East Fruit Street, Santa Ana

17.1.1. FRUIT STREET COMPLEX, RESTROOMS AND SHOWERS

17.1.1.1. Daily (Monday through Friday)

- A. Clean and refill soap, towel, toilet tissue, sanitary napkins, sanitary disposal bags and toilet seat cover dispensers. Contractor shall ensure restrooms are stocked so that supplies do not run out. Sufficient extra supplies shall be stored in designated areas on site and provided to last until next servicing. Deodorizing blocks shall be used in all toilets and urinals.
- B. Clean and polish mirrors and faucets.
- C. Thoroughly damp clean and disinfect all surfaces of the wash bowls, toilet bowls, urinals, sanitary napkin dispensers, showers, shower mats, soap dispensers, plumbing fixtures, partitions, dispensers, doors, walls, seating, floors, and other such surfaces, using a germicidal detergent. After cleaning, all surfaces will be left free of water deposits, dirt, streaks, and odors. Disinfect using an approved germicidal cleaner and acid-based chemical to remove any water deposits or stains.
- D. Thoroughly damp clean and disinfect all surfaces of partitions, stalls, stall doors, entry doors (including handles, kick plates, ventilation grates, metal guards, etc.), and wall areas adjacent to wall-mounted soap dispenser, urinals and toilets. Remove all graffiti. Disinfect surfaces using an approved germicidal cleaner and acid-based chemical to remove any water deposits or stains in the toilets.
- E. De-scale showers, toilet bowls and urinals. After de-scaling, the entire surface shall be free from streaks, stains, scale, scum, urine deposits, rust stains and rings. Spray shower curtains with an approved mildew disinfect chemical to stop mildew from building up on the shower curtains.
- F. Sweep and wet mop floors, using approved germicidal cleaner, including corners, coves, and difficult to reach areas. After sweeping and mopping, the entire surface, including the grout, shall be free from litter, dust and foreign debris. Grout on wall and floor tiles shall be free of dirt, scum, mildew, residue, etc. Floors shall have a uniform appearance without streaks, swirl marks, detergent residue, or any evidence of soil, stain, film or standing water. Easily

moveable items shall be tilted or moved aside to sweep and damp mop underneath.

- G. Remove trash. Empty and clean (wipe down as needed with an approved all-purpose cleaner) the waste paper containers. Empty and change waxed bags in sanitary napkin disposal receptacles.
- H. Add water and disinfectant to all floor drains.
- I. Unstop common toilet stoppages with plunger.

17.1.1.2. **Weekly**

- A. Clean and wet-wipe (with an approved disinfectant) walls and around plumbing fixtures, toilet compartment partitions, soap dispensers, partition doors, and door hardware, including removal of graffiti.
- B. Clean all exposed plumbing and remove hard water deposits from all chrome fixtures.
- C. Clean pull bars.
- D. Dust tops of partitions, window sills and lockers.

Note: Toilets and urinals shall be cleaned using an acid base cleaner to remove lime deposits and to prevent alkaline buildup in the traps. Wire-formed bowl brushes are prohibited due to the marks left on porcelain, but pumice stones are acceptable. Rings in the toilets are unacceptable.

17.1.1.3. **Monthly**

- A. Machine scrub and disinfect all of the restrooms with an approved germicidal cleaner. Seal restrooms floors with a minimum of two coats of sealer. Wipe down all walls with an approved disinfect and machine scrub and disinfect floors with an approved hospital cleaner.
- B. Clean vents, including removal of vent plate and brushing and vacuuming around and into duct, if requested.
- C. Dust venetian blinds (if applicable).
- D. Clean door jambs, removing all finger prints and surface grime.

17.1.2. **ALL OTHER BUILDING AND SERVICE AREAS, FRUIT STREET COMPLEX:**

17.1.2.1. **Daily (Monday through Friday)**

- A. Sweep all of the building's hard surface areas with the Kex System of dustless sweeping cloths or a similar type of dustless sweeping system.

- B. Mop all hard surface floors in break room areas. Spot clean all soiled areas on the remainder of the hard surface floors.
- C. Thoroughly vacuum with a hepa-filter vacuum, all carpeted floors, hallways, offices, Stores Warehouse and entry rugs, mats and remove any spots in the carpet. (Including stairs if applicable).
- D. Spot clean glass entrance doors inside and out, including the metal frame.
- E. Remove trash clean around rubbish disposal area and public ashtrays and urns. Change trash can liners as needed.
- F. Clean and polish all drinking fountains, both inside and outside the building, if applicable.
- G. Clean outside all entrances, ramps, stairs, dock and exit areas, empty trash containers, and clean and empty the cigarette urns. (Replace sand in urn as needed)
- H. Keep custodial closet clean and orderly.
- I. Clean table tops and counters in employee's lounges, all administrative conference rooms and counsel areas, etc.
- J. Remove all Graffiti.
- K. Attend to coffee stations, wipe counters and clean sinks.
- L. Spot wipe smudges, marks, and fingerprints from doors and light switches within reach.
- M. Fill paper towel dispensers in employee's lounges and coffee stations.
- N. Clean the picnic tables located by the Shops and the rear entrance to Facilities Operations and the public tables located by building 6 and the table and chairs located by building 1 at Construction Road Flood and Planning Department facility.

17.1.2.2. **Weekly**

- A. Thoroughly vacuum with a hepa-filter vacuum cleaner, all carpeted areas including corners and edges in areas which normal vacuuming does not reach.
- B. "Detail sweep" all hard surface floors with a neutral cleaner, including corners and edges.
- C. Spot clean carpet, mats and rugs.

- D. Dust desks, chairs, tables, telephones, file cabinets, window sills, shelves, lamps, and other office furniture, partitions, ledges, door jams and partition frames *under 6ft. high*; all surfaces to be left in a clean and dust-free condition. Spot clean as necessary
- E. Sweep and mop key shop, office and entry. (Must be completed between the hours of 12:00 Noon to 4:00 pm)
- F. Buff all resilient tile floors in all of the facilities except the key shop at the OC Public Works/Facilities 1143 E. Fruit St.
- G. Sweep sidewalks, porches, ramps, exterior steps dock and building entrances.
- H. Clean front, top, sides and inside of microwave ovens.
- I. Disinfect all phones.

17.1.2.3. **Every Two Weeks**

- A. Dust desks, chairs, tables, telephones, file cabinets, window sills, shelves, lamps, and other office furniture, partitions, ledges, door jams and partition frames over 6ft. high; all surfaces to be left in a clean and dust-free condition. Spot clean as necessary.
- B. Spot clean walls and partitions, including partition glass.
- C. Clean kick marks, finger marks, and other spots from doors, door facings, walls, woodwork, and staircases.

17.1.2.4. **Monthly**

- A. Wash all interior and exterior waste baskets and rubbish containers and wipe down and replace plastic liners.
- B. Clean and polish all interior metal fixtures and surfaces, including door push and kick plates and pulls.
- C. Spot clean upholstered furniture including Naugahyde and other plastic-covered furniture.
- D. Dust blinds window sills and draperies. (If applicable)
- E. Clean and remove all marks and stains from counters and partitions.
- F. Buff resilient tile floors in key shop office, entry, and storage warehouse offices.
- G. Clean all base boards with a damp cloth.

17.1.2.5. **Quarterly**

- A. Strip all hard surface floors, including the key shop and seal and wax floors. Also, Strip the cement floors in the entrances and the areas surrounding the shop offices, break room, tool room and Stores Warehouse. Provide more frequent spot floor finish correction when requested by the Contract Manager or Contract Inspector.
- B. Beginning prior to the **fifth week** (and semiannually thereafter) of the Contract, vacuum with a HEPA filter vacuum and shampoo carpets. All cleaning and shampooing of the carpets shall be accomplished by deep extraction, (Bonnet buffing method of cleaning carpets is **not** acceptable) using the carpet cleaning method per the manufactures recommendations. After shampooing and appropriate drying, the carpet area will be free of stains, dirt, browning, (carpet wicking) or any other discoloration. Chairs, trash containers, plastic chair protectors and easily movable items shall be moved to clean carpets underneath and then returned to their original locations.
- C. Clean and disinfect all telephones and door hardware.
- D. Clean and polish all interior metal fixtures and surfaces, including door push and kick plates and pulls.
- E. Vacuum upholstered furniture and wipe clean all metal and wood furniture.
- F. Brush and clean ceiling vents and grills, doors, walls and partition surfaces and door vents; remove grill to clean inside vents.
- G. Dust venetian blinds (if applicable).

17.1.2.6. **Semi-Annually**

Clean all glass windows, partitions and glass entrance doors inside and outside. Glass entrance doors and windows shall be free of traces of film, dirt, smudges, water spots or any other foreign substance.

17.1.2.7. **Annually**

- A. Clean and polish all wood, metal, Formica type furniture, counters, and partitions.
- B. Vacuum all drapes (if applicable).
- C. Vacuum and wash venetian blinds (if applicable).

17.1.3. **CUSTODIAL CLOSETS**

The Contractor shall keep all tools, equipment, and supplies left on the job site in the janitor's storage closet and not in any other part of the building. The

janitor's closet shall be kept in a neat and orderly manner at all times and shall become part of the regular inspection.

Any and all flammable liquids shall be kept off premises. Rags and other flammable solids shall be kept in state fire marshal approved containers. All containers shall be properly labeled as to contents. If any toxic material must be stored, it shall be appropriately labeled with name and proper antidotes. All buckets, wringers, mop sinks, and other tools and equipment shall be kept clean and free of objectionable odors.

The floor/wall sinks, whether porcelain or stainless steel is to be kept clean, and polished at all times. Bottles and cans shall not be stored in the custodial closets.

17.1.4. FRUIT STREET COMPLEX, SERVICE AREA INFORMATION

Areas to be serviced: OC Facilities
 1143 East Fruit Street
 Santa Ana, CA 92701
 OC Fleet Services
 1102 East Fruit Street
 Santa Ana, CA 92701
 OC Construction
 1152 East Fruit Street
 Santa Ana, CA 9270

Type of facility: Reception Areas
 Staff Offices
 Staff Break Rooms
 Staff Restrooms
 Conference Rooms
 Modular Buildings
 Garage Offices
 Laboratories
 Storage Areas
 Key Shop
 Storage Warehouse

Volume of Usage: Reception Area: Moderately Heavy
 Staff Offices: Moderate
 Staff Break Room: Moderate
 Staff Restrooms: Moderately Heavy
 Conference Room: Moderately Heavy
 Laboratories: Heavy
 Storage Areas: Moderate
 Key Shop: Moderate
 Storage Warehouse: Moderately Heavy
 Modular Buildings: Moderate

17.1.5. FRUIT STREET COMPLEX, DESCRIPTION OF FACILITY TO BE SERVICED

FACILITY	SQ. FT. INSIDE BUILDING			TOTAL TO BE CLEANED	AVG. NO. COUNTY EMPLOYEES	AVG. NO. CUSTOMER PER DAY
	HARD SURFACE	CARPET	OTHER			
Fruit St. Complex						

OC Facilities Maintenance	12,280	6,975	--	19,255	150	25
OC Fleet Services	8,000	--	--	8,000	18	--
OC Planning Construction etc.	26,594	2,312	--	28,911	80	--

Note: The preceding area measurements for the building(s) and are provided solely for informational purposes. There may be minor variations due to relocation of partitions or other modifications.

17.1.6. FRUIT STREET COMPLEX, OPERATIONAL HOURS OF SERVICED FACILITY

OPERATIONAL HOURS Fruit St. Complex	MON	TUES	WED	THURS	FRI	SAT	SUN
Regular hours facility is open to public and employees	6:00 am to 6:00 pm	6:00 am to 6:00 pm	6:00 am to 6:00 pm	6:00 am to 6:00 pm	6:00 am to 6:00 pm	--	--

17.1.7. FRUIT STREET COMPLEX, HOURS FOR JANITORIAL SERVICE

HOURS FOR SERVICE Fruit St. Complex	MON	TUE	WED	THUR	FRI	SAT	SUN
A. Regular hours facility is available to provide service	6:00 pm to 12:00 am	6:00 pm to 12:00 am	6:00 pm to 12:00 am	6:00 pm to 12:00 am	6:00 pm to 12:00 am	--	--
B. Key Shop - buffing, sweeping, mopping & waxing	12:00 pm to 4:00 pm	12:00 pm to 4:00 pm	12:00 pm to 4:00 pm	12:00 pm to 4:00 pm	12:00 pm to 4:00 pm	--	--

17.2 LAW LIBRARY

515 N. Flower Street, Santa Ana

17.2.1 RESTROOMS

17.2.1.1. Daily (Sunday through Friday)

- A. Clean and refill soap, towel, toilet tissue, sanitary napkins, sanitary disposal bags and toilet seat cover dispensers. Contractor shall ensure restrooms are stocked so that supplies do not run out. Sufficient extra supplies shall be stored in designated areas on site and provided to last until next servicing. Deodorizing blocks shall be used in all toilets and urinals.
- B. Clean and polish mirrors and faucets.
- C. Thoroughly damp clean and disinfect all surfaces of the wash bowls, toilet bowls, urinals, sanitary napkin dispensers, soap dispensers, plumbing fixtures, partitions, dispensers, doors, walls, seating, floors and other such surfaces, using a germicidal detergent. After cleaning, all surfaces will be left

free of deposits, dirt, streaks and odors. Disinfect using an approved germicidal cleaner and acid-based chemical to0.. remove any water deposits or stains.

- D. Thoroughly damp clean and disinfect all surfaces of partitions, stalls, stall doors, entry doors (including handles, kick plates, ventilation grates, metal guards, etc.), and wall areas adjacent to wall-mounted soap dispenser, urinals and toilets. Remove all graffiti. Disinfect surfaces using an approved germicidal cleaner and acid-based chemical to remove any water deposits or stains in the toilets.
- E. De-scale toilet bowls and urinals. After de-scaling, the entire surface shall be free from streaks, stains, scale, scum, urine deposits, rust stains and rings.
- F. Sweep and wet mop floors, using approved germicidal cleaner, including corners, coves, and difficult to reach areas. After sweeping and mopping, the entire surface, including the grout, shall be free from litter, dust and foreign debris. Grout on wall and floor tiles shall be free of dirt, scum, mildew, residue, etc. Floors shall have a uniform appearance without streaks, swirl marks, detergent residue, or any evidence of soil, stain, film or standing water. Easily moveable items shall be tilted or moved aside to sweep and damp mop underneath.
- G. Remove trash. Empty and clean (wipe down as needed with an approved all-purpose cleaner) the waste paper containers and empty and change waxed bags in sanitary napkin disposal receptacles.
- H. Add water and disinfectant to all floor drains.
- I. Unstop common toilet stoppages with plunger.

17.2.1.2. Weekly

A. Clean and wet-wipe with an approved disinfectant all of the walls and around plumbing fixtures, toilet compartment partitions, partition doors, soap dispensers, door hardware, including removal of graffiti.

B. Clean all exposed plumbing and remove hard water deposits from all chrome fixtures.

C. Clean pull bars.

D. Dust tops of partitions, window sills and lockers.

E. NOTE: Toilets and urinals shall be cleaned using an acid base cleaner to remove lime deposits and to prevent alkaline buildup in the traps. Wire-formed bowl brushes are prohibited due to the marks left on porcelain, but pumice

stones are acceptable. Rings in toilet bowls are not acceptable.

17.2.1.3. Monthly

- A. Machine scrub and disinfect floors with an approved hospital cleaner. Seal all ceramic floors with a minimum of two (2) coats of sealer.
- B. Clean vents, including removal of vent plate and brushing and vacuuming around and into duct, if requested.
- C. Dust venetian blinds (if applicable).
- D. Clean door jambs, removing all finger prints and surface grime.

17.2.2 ALL OTHER BUILDING AND SERVICE AREAS:

17.2.2.1. Daily (Sunday through Friday)

- A. Sweep all of the building's hard surface floors with the Kex System of dustless sweeping cloths or a similar type of dustless weeping system
- B. Thoroughly vacuum with a Hepa-Filter vacuum all carpeted floors, elevators, entry rugs and mats and remove any spots (including stairs).
- C. Mop all hard surface floors in break rooms and elevators. Spot clean the remainder hard surface floors.
- D. Dust all furniture (including table tops), accessories, ledges, door jambs and all other horizontal surfaces under 6 feet. Dust all empty book shelves from Floor A through Floor 5. All surfaces to be left in a clean dust-free condition. Spot clean as necessary. Reading room table tops and Public Computer table tops shall be cleaned with Johnsons Citrus Stride.
- E. Spot clean glass entrance doors inside and out (including the metal).
- F. Empty all waste baskets and other trash containers and clean around rubbish disposal area and public ash trays and urns. Change liners as needed.
- G. Dispose of trash in designated area.
- H. Clean and polish all drinking fountains, both inside and outside the building, if applicable.
- I. Fill paper towel dispensers in employee lounges, conference rooms.

- J. Clean all areas soiled by spills.
- K. Remove all Graffiti.
- L. Clean table tops in employee's lounge.
- M. Attend to coffee stations, wipe counters and clean sink.
- N. Spot wipe smudges, marks, and fingerprints from doors and light switches within reach.
- O. Wipe all smudges, marks and fingerprints from stair railings and spiral glass stair case leading down to Floor A.
- P. Wipe down interior and exterior elevator doors, wipe down cab walls and disinfect call buttons and plates utilizing an approved germicidal cleaner and soft cloth.
- Q. Keep custodial closet clean and orderly. Store all custodial supplies in the assigned cabinets.

17.2.2.2. Weekly

- A. Thoroughly vacuum with a Hepa-filter vacuum cleaner, all carpeted areas including corners and edges in areas which normal vacuuming does not reach.
- B. Detail sweep and damp mop all hard surface floors with a neutral cleaner, including corners and edges
- C. Remove marks and spots from carpets and from resilient floors in corridors and traffic lanes. Mop all resilient tiles with a neutral cleaner.
- D. Spray buff all tile floors including lobbies, Level A, break rooms.
- E. Sweep sidewalks, entrances, porches, ramps, exterior front steps and building entrances. Empty trash containers, clean and service ash trays and sand urns.
- F. Clean front, top, sides and inside of microwave oven.
- G. Clean and disinfect all phones.

17.2.2.3. Every Two Weeks

- A. Dust desks, chairs, tables, telephones, file cabinets, window sills, door jams, shelves, lamps, and other office furniture, partitions, ledges, partition frames *over 6ft. high*. Dust tops of all book shelves from Floor A through Floor 5.
- B. Thoroughly clean the walls and partitions, including glass partitions, glass stair case, handrails and inside out side of the entrance doors.

- C. Clean kick marks, finger marks, and other spots from doors,
- D. Thoroughly clean the elevator doors inside and outside and inside of elevator car, including the light shields.

17.2.2.4. Monthly

- A. Wash all interior and exterior waste baskets and rubbish containers and wipe down and replace plastic liners.
- B. Remove spots and marks from all resilient floors.
- C. Sweep lobby entrances, porches, and sidewalks.
- D. Dust bookcases and book shelves, including tops on all floors.
- E. Spot clean Naugahyde and other plastic-covered furniture.
- F. Dust blinds window sills and draperies.
- G. Thoroughly clean and remove all marks and stains from counters and partitions.
- H. Clean and polish all interior metal fixtures and surfaces, including door push kick

17.2.2.5. Quarterly

- A. Scrub all resilient floors and wax and buff or apply non-buff floor finish (and provide more frequent spot floor finish correction when requested by the Contract Administrator or the Building Coordinator).
- B. Beginning prior to the **fifth week** (and semi-annually their after) of the Contract, vacuum with a Hepa- vacuum and shampoo carpets and mats. All shampooing of the carpets and mats shall be accomplished by deep extraction, (Bonnet buffing method of cleaning carpets is not acceptable) using the carpet cleaning method per the manufactures recommendations. After shampooing and appropriate drying, the carpet area will be free of stains, dirt, browning, (carpet wicking) or any other discoloration. Chairs, trash containers, plastic chair protectors and easily movable items shall be moved to clean carpets underneath and then returned to their original locations.
- C. Vacuum upholstered furniture and wipe clean all metal and wood furniture.
- D. Brush and clean ceiling vents and grills, door, wall, and partition surfaces, and door vents; remove grill to clean inside vents (if requested).
- E. Dust venetian blinds (if applicable).

17.2.2.6. Semi-Annually

- A. Thoroughly clean all glass entrance doors, windows, partitions inside and outside including the glass stair case going down to Level A. After windows have been cleaned, exterior frame casings, sills, windows and glass stair case shall be free of all traces of film, dirt, smudges, water and other foreign matter.
- B. Vacuum the tops of all of the books from Floor A through Floor 5 with a HEPA Filter vacuum cleaner.
- C. Wash Naugahyde or plastic-covered furniture.
- D. Clean venetian blinds (if applicable).
- E. Vacuum drapes (if applicable).

17.2.2.7. Annually

- A. Clean and polish all wood, metal, Formica-type counters, furniture, partitions including the reading room chairs and tables. Reading room table tops and computer table tops are to be cleaned with Johnsons Citrus Stride and polished with Johnson Professional Linobase and 2 coats of Johnson Wax Professional Carefree Mate or Taski Vision Matte and applied according to the manufactures recommendations. (NO SUBSTITUES)
- B. Vacuum all drapes (if applicable).
- C. Vacuum and wash venetian blinds (if applicable).

17.2.3 CUSTODIAL CLOSETS

The Contractor shall keep all tools, equipment, and supplies left on the job site in the janitor's storage closet and not in any other part of the building. The janitor's closet shall be kept in a neat and orderly manner at all times and shall become part of the regular inspection.

Any and all flammable liquids shall be kept off premises. Rags and other flammable solids shall be kept in state fire marshal approved containers. All containers shall be properly labeled as to contents. If any toxic material must be stored, it shall be appropriately labeled with name and proper antidotes. All buckets, wringers, mop sinks, and other tools and equipment shall be kept clean and free of objectionable odors.

The floor/wall sinks, whether porcelain or stainless steel is to be kept clean, and polished at all times. Bottles and cans shall not be stored in the custodial closets.

17.2.4 LAW LIBRARY, SERVICE AREA INFORMATION

Area to be serviced: Law Library
515 N. Flower St.
Santa Ana,, CA 92703

Type of facility: Reception Area
 Staff Offices
 Staff Break Room
 Book Shelves and Reading Areas
 Public Restrooms
 Staff Restrooms
 Conference Room

Volume of Usage: Reception Area/Heavy
 Staff Offices/Moderate
 Staff Break Room/Moderate
 Public Restrooms/Heavy
 Staff Restrooms/Moderate
 Conference Room/Moderately Heavy

17.2.5 LAW LIBRARY, DESCRIPTION OF FACILITY TO BE SERVICED

FACILITY	SQ. FT. INSIDE BUILDING			SQ. FT. OUTSIDE BUILDING	TOTAL TO BE CLEANED	AVG. NO. COUNTY EMPLOYEES	AVG. NO. CUSTOMERS PER DAY
	HARD SURFACE	CARPET	OTHER				
Law Library	26,860	23,010	-0-	-0-	49,370	16	400

Note: The preceding area measurements for the building(s) and are provided solely for informational purposes. There may be minor variations due to relocation of partitions or other modifications.

17.2.6 LAW LIBRARY, OPERATIONAL HOURS OF SERVICED FACILITY

Operations Law Library	MON	TUES	WED	THURS	FRI	SAT	SUN
Regular hours facility is open to public and employees	8:00 am to 6:00 pm	8:00 am to 6:00 pm	8:00 am to 6:00 pm	8:00 am to 6:00 pm	8:00 am to 5:00 pm	--	--

17.2.7 LAW LIBRARY, HOURS FOR JANITORIAL AND DAY PORTER SERVICE

Hours For Service Law Library	MON	TUE	WED	THUR	FRI	SAT	SUN
Regular hours facility is available to provide service	9:00 pm to 2:00 am	9:00 pm to 2:00 am	9:00 pm to 2:00 am	9:00 pm to 2:00 am	7:30 pm to 1:30 am	--	6:00 pm to 12:00 am
Day Porter	11:30 am to 3:30 pm	11:30 am to 3:30 pm	11:30 am to 3:30 pm	11:30 am to 3:30 pm	11:30 am to 3:30 pm	--	--

17.2.8 DAY PORTER

The Orange County Public Law Library requires a Day Porter to be at the facility for four hours per day, Monday through Friday. Day Porter shall be the Contractor’s employee, located on-site for the purpose of providing immediate attention during normal working hours to Contract-related services, including, but not limited to, the removal of hazards such as spills or broken glass, plumbing leaks, roof leaks, refilling supplies, and general facility upkeep.

A. Hours Of Service

The Day Porter shall work Monday through Friday, 11:30 a.m. to 3:30 p.m., with one 15-minute break during the shift. The break should be taken near the midpoint of the afternoon.

B. Attendance

Contractor shall provide full Day Porter service during all of the hours designated for the performance of this work and shall provide suitable substitutes if the regular staff is unavailable. **All of the work performed by the Day Porter shall be in addition to, and not a substitute for, any regular night time custodial operations.** Substitute staff shall have the same basic skills and responsibilities as the regular day porter.

C. Supervision

1. The Day Porter will report to and be supervised by the Building Manager. Contractor shall inspect Day Porter's work on a weekly basis.
2. Day porter shall sign in and sign out with the designated Building Manager at the beginning and end of each shift.
3. The Building Manager will prepare a list of regular tasks for their respective Day Porter and a corresponding schedule based upon anticipated work to be performed during the day. If the Building Manager does not prepare a list of duties, it will be the Contractor's responsibility to establish a daily schedule. The schedules will contain designated times for the day porter to return to their respective Building Manager to obtain any additional special assignments that might develop during the day.

D. Required Clothing and Identification

Day porter shall wear a uniform furnished by the Contractor (closed toe shoes, long pants, polo shirt) and shall wear an easy to read name badge.

E. Communication

Contractor shall furnish a cell phone for the Day Porter, ensuring they can respond immediately when contacted by their respective Building Manager.

F. Basic Skills

Day Porter shall:

1. Be knowledgeable of general custodial practices, including correct and appropriate application of all chemicals and use of all cleaning machines and tools, including all Contractor-provided tools.
2. Be able to speak and write effectively and fluently in English.
3. Possess general maintenance skills.

4. Work productively, unsupervised, and with a minimum of direction.

5. Immediately respond to all requests by their respective Building Manager. For immediate health and safety hazards, Day Porter should take immediate action, with or without direction from the Building Manager or other staff. Additionally, Day Porter shall: Regularly, at least two times daily, inspect and service the employee restrooms on the first floor, inspect and service the third floor public restrooms at least five times a day or more if needed, to ensure that the floors and walls remain clean and free from debris, graffiti and all dispensers are full.

Note: When mopping restroom floors during the day a wet floor sign must be placed in front of the restroom doors.

6. Regularly, at least two times a day, inspect and clean all public hallways, corridors, entrances and exits to remove any and all accumulations, dirt, or debris and to clean-up any spills.

7. Clean threshold of doors and elevators, clean elevator call buttons and panels, clean elevator.

8. Keep entry glass doors and frames in a clean condition.

9. Keep outside building entrances clean and free of dust, debris, cobwebs, and bird droppings.

10. Inform the Building Manager of any repairs needed that are not minor or require expert skills or special tools. When appropriate, day porter shall take necessary actions to prevent further damage or limit hazard, until repair personnel arrive, such as turning off water, power, etc.

11. Report any building or equipment deficiencies to the Building Manager. Give a full description of the needed work, its location, and any additional information that will aid in the prompt and economical repair of said deficiency. Post signs or barricades to restrict access and inform clients/personnel of hazards, as appropriate.

12. Move furniture, boxes, supplies, etc. as required, up to 50 pounds in weight.

17.3 ***(Removed)***

17.4 **COUNTY OPERATIONS CENTER (COC)**
1300 South Grand Avenue, Buildings A, B, & C, Santa Ana

17.4.1 **RESTROOMS AND SHOWERS**

17.4.1.1 Daily (Monday through Friday)

A. Clean and refill soap, towel, toilet tissue, sanitary napkins, sanitary disposal bags and toilet seat cover dispensers. Contractor shall ensure restrooms are stocked so that supplies do not run out. Sufficient extra supplies shall be stored in designated areas on site and provided to last until

next servicing. Deodorizing blocks shall be used in all toilets and urinals.

- B. Clean and polish mirrors and faucets.
- C. Thoroughly damp clean and disinfect all surfaces of the wash bowls, toilet bowls, urinals, sanitary napkin dispensers, showers, shower mats, soap dispensers, plumbing fixtures, partitions, dispensers, doors, walls, seating, floors, and other such surfaces, using a germicidal detergent. After cleaning, all surfaces will be left free of water deposits, dirt, streaks, and odors. Disinfect using an approved germicidal cleaner and acid-based chemical to remove any water deposits or stains.
- D. Thoroughly damp clean and disinfect all surfaces of the partitions, stalls, stall doors, entry doors (including handles, kick plates, ventilation grates, metal guards, etc.), and wall areas adjacent to wall mounted soap dispenser, urinals and toilets. Remove all graffiti. Disinfect surfaces using an approved germicidal cleaner and acid-based chemical to remove any water deposits or stains in the toilets.
- E. De-scale showers, toilet bowls and urinals. After de-scaling, the entire surface shall be free from streaks, stains, scale, scum, urine deposits, rust stains and rings. Spray shower curtains with an approved mildew disinfect chemical to stop mildew from building up on the shower curtains.
- F. Sweep and wet mop floors, using approved germicidal cleaner, including corners, coves, and difficult to reach areas. After sweeping and mopping, the entire surface, including the grout, shall be free from litter, dust and foreign debris. Grout on wall and floor tiles shall be free of dirt, scum, mildew, residue, etc. Floors shall have a uniform appearance without streaks, swirl marks, detergent residue, or any evidence of soil, stain, film or standing water. Easily moveable items shall be tilted or moved aside to sweep and damp mop underneath.
- G. Remove trash. Empty and clean (wipe down as needed with an approved all-purpose cleaner) the waste paper containers and empty and change waxed bags in sanitary napkin disposal receptacles.
- H. Add water and disinfectant to all floor drains.
- I. Unstop common toilet stoppages with plunger.

17.4.1.2 Weekly

- A. Clean and wet-wipe with an approved disinfectant all of the walls and around plumbing fixtures, toilet compartment partitions, partition doors, soap dispensers and door hardware, including removal of graffiti.
- B. Clean all exposed plumbing and remove hard water deposits from all chrome fixtures.
- C. Clean pull bars.
- D. Dust tops of partitions, window sills and lockers.

Note: Toilets and urinals shall be cleaned using an acid base cleaner to remove lime deposits and to prevent alkaline buildup in the traps. Wire-formed bowl brushes are prohibited due to the marks left on porcelain, but pumice stones are acceptable. Rings in the toilets are unacceptable.

17.4.1.3 Monthly

- A. Wipe down all walls with an approved disinfect and machine scrub and disinfect floors with an approved germicidal cleaner. Seal all ceramic floors with a minimum of two (2) coats of sealer.
- B. Clean vents, including removal of vent plate and brushing and vacuuming around and into duct, if requested.
- C. Dust venetian blinds (if applicable).
- D. Clean door Jambs, removing all finger prints and surface grime.

17.4.2 **ALL OTHER BUILDING AND SERVICE AREAS:**17.4.2.1 Daily (Monday through Friday)

- A. Sweep all of the building's hard surface areas, including elevators with the *Kex* System of dustless sweeping cloths or a similar type of dustless sweeping system.
- B. Mop all hard surface floors with a natural cleaner in the break room areas. Spot clean all soiled areas of the remainder of the hard surface floors.
- C. Thoroughly vacuum with a hepa-filter vacuum, all carpeted floors, mats, hallways, offices, elevators and entry rugs, and remove any spots in the carpet (including stairs if applicable).
- D. Spot clean glass entrance doors inside and out, including the metal frame.

- E. Empty all waste baskets and other trash containers and clean around rubbish disposal area and public ash trays and sand urns. Change trash can liners as needed.
- F. Dispose of trash in designated area.
- G. Clean and polish all drinking fountains, both inside and outside the building, if applicable.
- H. Clean outside all entrances and exit areas, (including the ramp along building A and dock area by building B) empty trash containers, and clean and empty the cigarette urns. (Replace sand in urn as needed)
- I. Keep custodial closet clean and orderly.
- J. Clean table tops and counters in employee's lounges, all administrative conference rooms and counsel areas, etc.
- K. Remove all Graffiti.
- L. Attend to coffee stations, wipe counters and clean sinks.
- M. Spot wipe smudges, marks, and fingerprints from doors and light switches within reach.
- N. Fill paper towel dispensers in employee's lounges and coffee stations.
- O. Clean picnic tables and empty trash and sand urns in the patio between Building B & C and outside building C.
- P. Clean all stair wells and handrails including those from the basement to the upper levels.
- Q. Wipe down interior and exterior elevator doors, wipe down cab walls and disinfect call buttons and plates utilizing an approved germicidal cleaner and soft cloth.

17.4.2.2 Weekly

- A. Thoroughly vacuum with a Hepa-filter vacuum cleaner, all carpeted areas including corners and edges in areas which normal vacuuming does not reach.
- B. "Detail sweep" all hard surface floors and mop with a neutral cleaner, including corners and edges.
- C. Spot clean carpet, mats and rugs.
- D. Dust desks, chairs, tables, telephones, file cabinets, window sills, shelves, lamps, and other office furniture, partitions, ledges, door jams and partition frames under 6ft. high. All surfaces to be left in a clean and dust-free condition. Spot clean as necessary.

- E. Buff all resilient tile floors.
- F. Bonnet Buff all carpets in lobbies and traffic lanes. The quarterly carpet cleaning shall be cleaned with the deep extraction method of cleaning.
- G. Sweep sidewalks, porches, ramps, and exterior steps.
- H. Clean front, top, sides and inside of microwave ovens.
- I. Disinfect all phones.

17.4.2.3 Every Two Weeks:

- A. Dust desks, chairs, tables, telephones, file cabinets, window sills, shelves, lamps, and other office furniture, partitions, ledges, door jams and partition frames *over 6ft. high*. All surfaces are to be left in a clean and dust-free condition. Spot clean as necessary.
- B. Spot clean walls and partitions, including partition glass.
- C. Clean kick marks, finger marks, and other spots from doors, door facings, walls, woodwork, and staircases.

17.4.2.4 Monthly:

- A. Wash all interior and exterior waste baskets and rubbish containers and wipe down and replace plastic liners.
- B. Clean and polish all interior metal fixtures and surfaces, including door push and kick plates and pulls.
- C. Spot clean upholstered furniture including Naugahyde and other plastic-covered furniture.
- D. Dust blinds window sills and draperies. (If applicable)
- E. Clean and remove all marks and stains from counters and partitions.
- F. Clean all base boards with a damp cloth.

17.4.2.5 Quarterly:

- A. Strip all hard surface floors, wax and buff. Provide more frequent spot floor finish correction when requested by the Contract Administrator or Contract Inspector.
- B. Beginning prior to the **fifth week** (and semi-annually thereafter) of the Contract, vacuum with a Hepa-filter vacuum and shampoo carpets. All cleaning and shampooing of the carpets shall be accomplished by deep extraction, (Bonnet buffing method of cleaning carpets is not acceptable) using the carpet cleaning method per the manufactures

recommendations. After shampooing and appropriate drying, the carpet area will be free of stains, dirt, browning, (carpet wicking) or any other discoloration. Chairs, trash containers, plastic chair protectors and easily movable items shall be moved to clean carpets underneath and then returned to their original locations.

- C. Clean and disinfect all telephones and door hardware.
- D. Clean and polish all interior metal fixtures and surfaces, including door push and kick plates and pulls.
- E. Vacuum upholstered furniture and wipe clean all metal and wood furniture.
- F. Brush and clean ceiling vents and grills, doors, walls and partition surfaces and door vents; remove grill to clean inside vents.
- G. Dust Venetian blinds (if applicable).

17.4.2.6 Semi-Annually:

Clean all glass windows, partitions and glass entrance doors inside and outside. Surfaces shall be free of traces of film, dirt, smudges, water spots or any other foreign substance.

17.4.2.7 Annually:

- A. Clean and polish all wood, metal, Formica-type furniture, counters, and partitions.
- B. Vacuum all drapes (if applicable).
- C. Vacuum and wash venetian blinds (if applicable).

17.4.2.8 Other Duties:

On Election Days, an additional custodian will be needed for the Registrar of Voters. The custodian starts at 12:00 noon and usually finishes with the dismissal of the Election Day staff; between 12:00 AM and 1:00AM for local elections and between 2:00 AM and 3:00 AM for statewide and national elections.

17.4.3 CUSTODIAL CLOSETS

The Contractor shall keep all tools, equipment, and supplies left on the job site in the janitor's storage closet and not in any other part of the building. The janitor's closet shall be kept in a neat and orderly manner at all times and shall become part of the regular inspection.

Any and all flammable liquids shall be kept off premises. Rags and other flammable solids shall be kept in state fire marshal approved containers. All containers shall be properly labeled as to contents. If any toxic material must be

stored, it shall be appropriately labeled with name and proper antidotes. All buckets, wringers, mop sinks, and other tools and equipment shall be kept clean and free of objectionable odors.

The floor/wall sinks, whether porcelain or stainless steel is to be kept clean, and polished at all times. Bottles and cans shall not be stored in the custodial closets.

17.4.4 BUILDING COORDINATORS FOR THE COUNTY OPERATIONS CENTER

BUILDING A

<u>2nd Floor</u>	<u>Publishing Services</u>	<u>Records Center</u>
Vacant	Kevin Hatanaka	Rey Concepcion
714-470-9886		714-834-6818

BUILDING B

OC Community Services

Francis Barton
714-480-6475

BUILDING C

<u>Registrar of Voters</u>	<u>Public Administrator/Public Guardian</u>
David Goulding	Edgar Castillo
714-567-7934	714-567-7509

17.4.5 SERVICE AREA INFORMATION, COUNTY OPERATIONS CENTER

1300 South Grand Avenue Santa Ana

BUILDING A

CEO/County Procurement Office, Publishing Services, Records Center

BUILDING B

OC Community Services

Registrar of Voters/Public Administrator/Public Guardian

BUILDING C

Type of facility:

- Reception Areas
- Staff Offices
- Staff Break Rooms
- Staff Restrooms
- Conference Rooms
- Storage Areas
- Storage Warehouse
- Outside Patio tables & Chairs

Volume of Usage:

- Reception Area/Moderately Heavy
- Staff Offices/Moderate
- Staff Break Room/Moderate Heavy
- Staff Restrooms/Moderately Heavy
- Conference Room/Moderately Heavy
- Storage Areas/Moderate
- Storage Warehouse/Moderately Heavy
- Outside Patio Tables & Chairs/Moderately Heavy

17.4.6 DESCRIPTION/HOURS OF OPERATION/HOURS FOR JANITORIAL SERVICES

COC BUILDING A	SQ. FT. INSIDE BUILDING			SQ. FT. OUTSIDE BUILDING	TOTAL TO BE CLEANED	AVG. NO. COUNTY EMPLOYEES	AVG. NO. CUSTOMERS PER DAY
	HARD SURFACE	CARPET	OTHER				
CEO Purchasing and Publishing Services	10,000	30,000	--	Ramp & Dock 1500	41,500	66	25
COC BUILDING A OPERATIONS	MON	TUES	WED	THURS	FRI	SAT	SUN
Regular hours facility is open to public and employees	6:00 am to 6:00 pm	6:00 am to 6:00 pm	6:00 am to 6:00 pm	6:00 am to 6:00 pm	6:00 am to 6:00 pm	--	--
COC BUILDING A HOURS FOR JANITORIAL SERVICE	MON	TUES	WED	THURS	FRI	SAT	SUN
Regular hours facility is available to provide service	6:00 pm to 12:00 am	6:00 pm to 12:00 am	6:00 pm to 12:00 am	6:00 pm to 12:00 am	6:00 pm to 12:00 am	--	--

COC BUILDING B	SQ. FT. INSIDE BUILDING			SQ. FT. OUTSIDE BUILDING	TOTAL TO BE CLEANED	AVG. NO. COUNTY EMPLOYEES	AVG. NO. CUSTOMERS PER DAY
	HARD SURFACE	CARPET	OTHER				
OC Community Services	10,000	40,000	400 Patio		54,000	93	200-250
COC-BUILDING B OPERATIONS	MON	TUES	WED	THURS	FRI	SAT	SUN
Regular hours facility is open to public and employees	6:00 am to 6:00 pm	6:00 am to 6:00 pm	6:00 am to 6:00 pm	6:00 am to 6:00 pm	6:00 am to 6:00 pm	Closed	Closed
COC BUILDING B HOURS FOR JANITORIAL SERVICE	MON	TUES	WED	THURS	FRI	SAT	SUN
Regular hours facility is available to provide service	6:00 pm to 12:00 am	6:00 pm to 12:00 am	6:00 pm to 12:00 am	6:00 pm to 12:00 am	6:00 pm to 12:00 am	--	--

COC BUILDING C	SQ. FT. INSIDE BUILDING			SQ. FT. OUTSIDE BUILDING	TOTAL TO BE CLEANED	AVG. NO. COUNTY EMPLOYEES	AVG. NO. CUSTOMERS PER DAY
	HARD SURFACE	CARPET	OTHER				
Registrar of Voters and Public Administrator	10,000	25,000	---	Patio 400	35,400	25	200-250
COC BUILDING C OPERATIONS	MON	TUES	WED	THURS	FRI	SAT	SUN

COC BUILDING C	SQ. FT. INSIDE BUILDING			SQ. FT. OUTSIDE BUILDING	TOTAL TO BE CLEANED	AVG. NO. COUNTY EMPLOYEES	AVG. NO. CUSTOMERS PER DAY
	HARD SURFACE	CARPET	OTHER				
Regular hours facility is open to public and employees	6:00 am to 6:00 pm	6:00 am to 6:00 pm	6:00 am to 6:00 pm	6:00 am to 6:00 pm	6:00 am to 6:00 pm	--	--
SPECIAL HOURS FOR ELECTIONS	--	12:00 pm to 4:00 am	--	--	--	--	--

COC BUILDING C HOURS FOR JANITORIAL SERVICE	MON	TUES	WED	THURS	FRI	SAT	SUN
Regular hours facility is available to provide Service	6:00 pm to 12:00 am	6:00 pm to 12:00 am	6:00 pm to 12:00 am	6:00 pm to 12:00 am	6:00 pm to 12:00 am	--	--

Note: The preceding area measurements for the building(s) and are provided solely for informational purposes. There may be minor variations due to relocation of partitions or other modifications.

17.5 *(Removed)*

17.6 *(Removed)*

17.7 **SEVEN OAKS DAM (7 OAKS)**
32330 Santa Ana Canyon Road, Highland
Mondays, Fridays, service Corporate Building
Wednesdays, service Portables and Butler building

17.7.1 **RESTROOMS:**

17.7.1.1 Daily:

- A. Clean and refill soap, towel, toilet tissue, sanitary napkins, paper cups, and toilet seat cover dispensers. Sufficient extra supplies shall be provided to last until next servicing.
- B. Thoroughly clean, disinfect and deodorize all surfaces (to include underneath) of toilets, urinals, wash bowls, sanitary napkins dispensers, and lavatory tops with an approved germicidal cleaner and/or acid base chemical able to remove any water deposits or stains.
- C. Clean and polish mirrors.
- D. Sweep and wet mop all tile and concrete floors with an approved germicidal cleaner.

- E. Empty and clean waste paper containers and change waxed bag in sanitary napkin disposal receptacles.
- F. Remove graffiti from walls, doors, and partitions.
- G. Unstop common toilet stoppages with plunger.
- H. Spot clean all doors, handles, partitions, windows and walls.
- I. Thoroughly clean and disinfect shower floors, walls and fixtures.
- J. Dust and wipe down all wood trim.
- K. Notify CONTRACT Inspector of any major repairs; utilize the message clipboard inside of an assigned Janitor closet.

17.7.1.2 Weekly:

- A. Clean and wet-wipe down walls around plumbing fixtures and door hardware, with an approved germicidal cleaner.
- B. Add water and disinfectant to all floor drains.
- C. Wash all ceramic tile walls.

17.7.1.3 Quarterly:

- A. Machine scrub with light buffing pad. Disinfect floors with an approved germicidal cleaner. This shall include, but not be limited to, removal of all discoloration and material build-up in/on grout and around fixtures. Seal all concrete floors with a minimum of two (2) coats of sealer.
- B. Clean vents, including removal of vent plate and brushing and vacuuming around and into duct.

17.7.2 **SHOWER ROOM:**

- 17.7.2.1 Thoroughly clean and disinfect the shower's bench, walls and floors.
- 17.7.2.2 Clean tile walls and grout area between tile with approved non-abrasive cleansers.
- 17.7.2.3 Sweep and wet mop the shower room floor daily with approved germicidal cleanser.
- 17.7.2.4 Clean shower room door interior and exterior of any markings.
- 17.7.2.5 Clean and polish all chrome fixtures.
- 17.7.2.6 Remove cobwebs from ceiling and along walls of shower room.

17.7.3 **OFFICE, CONFERENCE ROOMS AND BUILDING AREAS:**

- 17.7.3.1 Sweep all concrete floor areas prior to mopping with a sweeping compound.
- 17.7.3.2 Empty ALL waste baskets and trash containers and carry trash to designated area. Change liners which are soiled or torn.
- 17.7.3.3 Shake out all entry rugs.
- 17.7.3.4 Clean and polish drinking fountain and tile display.
- 17.7.3.5 Clean outside all entrance and exit areas, and clean and service ash trays and sand urns.
- 17.7.3.6 Keep custodial closet clean and orderly.
- 17.7.3.7 Remove all graffiti.
- 17.7.3.8 Vacuum all carpeted floors and entry rugs, and remove any spots.
- 17.7.3.9 Clean and mop all concrete and tile floors.
- 17.7.3.10 “Detail sweep” all areas.
- 17.7.3.11 Clean all areas soiled by spills.
- 17.7.3.12 Clean table tops, sink, appliances and counters in employee kitchen/lunch room.
- 17.7.3.13 Remove marks and spots from resilient floors in corridors and traffic lanes. Mop with neutral cleaner all concrete and tile floors.
- 17.7.3.14 Sweep sidewalks, porches, ramps, and exterior steps.
- 17.7.3.15 Clean all computer, electronic equipment and chairs.
- 17.7.3.16 Dust all interpretive displays these may be very sensitive to touch.
- 17.7.3.17 Windows:

All interior and exterior windows must be cleaned once every two weeks. An eight (8’) ladder is required to clean the windows effectively
- 17.7.3.18 Window Sills and Frames:

The window sills and frames must be wiped clean of all debris or spotting caused by window cleaning.
- 17.7.3.19 Monthly:
 - A. Remove spots and marks from resilient floors other than corridors and traffic lanes.
 - B. Dust bookcases and book shelves.

- C. Spot clean Naugahyde and other plastic covered furniture.
- D. Dust desks, chairs, tables, telephones, file cabinets, window sills, shelves, lamps, and other office furniture, partitions, ledges, and partition frames.
- E. Clean around rubbish disposal area.

17.7.3.20 Quarterly:

- A. Wash all waste baskets and rubbish containers, wipe down, and replace plastic liners. Replace liners more frequently if soiled or damaged.
- B. Brush and clean ceiling vents and grills, including removal of vent plate and vacuuming around and into duct. Remove dust that accumulates on top of the air conditioning and heating ducts. An eight foot (8') ladder shall be required to clean the top of ducts effectively. Vacuuming would be the best method for removing dust so as not to spread dust to other parts of the facility.
- C. Cleaning of all wood window sills, frames, doors and door jams. See cleaning supplies for type of cleanser and oil finish.
- D. Strip all concrete floors, wax and buff (or apply approved non-buff floor finish).
- E. Shampoo and pile lift all carpets and entry rugs or deep clean by pressure extraction process and pile lift, as specified by Procurement and Scheduling Supervisor.
- F. Immediately following carpet cleaning apply a protective chemical such as Scotchgard or equal as approved by Contract Manager.
- G. Dumpsters and other trash containers are provided for disposal of trash. CONTRACTOR shall provide containers on wheels, or other similar methods, to move trash from one part of the building to another. Under no circumstances shall trash containers or other equipment be slid on the floor. Contractor shall not recycle trash or store recycled material on the premises.

17.7.4 CUSTODIAL CLOSETS

The Contractor shall keep all tools, equipment, and supplies left on the job site in the janitor's storage closet and not in any other part of the building. The janitor's closet shall be kept in a neat and orderly manner at all times and shall become part of the regular inspection. Any and all flammable liquids shall be kept off premises. Rags and other flammable solids shall be kept in state fire marshal approved containers. All containers shall be properly labeled as to contents. If any toxic materials must be stored, it shall be labeled with name and proper antidotes.

All buckets, wringers, mop sinks, and other tools and equipment shall be kept clean and free of objectionable odors. The floor/wall sinks, whether porcelain or stainless steel is to be kept clean, and polished at all times. Quality of cleaning materials and supplies to be provided: All cleaning supplies, materials, and tools used in the performance of this Contract shall be good commercial quality, suitable for the purpose intended, and provide results necessary to provide the high standards of cleanliness required under this Contract. All cleaning processes used shall meet high standards of safety and effectiveness for commercial applications in high traffic areas and shall not damage the facilities being cleaned. The County shall have the right to prohibit the use of any process, material, supply, or tool which may damage County property or which may be a risk to employees, the public, or others using County Facilities.

17.7.5 BUILDING COORDINATORS FOR THE SEVEN OAKS FACILITY:

Primary Contact: Jessie Prado (714) 955-0257

Secondary Contact: OCPW Main Office – (714) 955-0200

17.7.6 DESCRIPTION OF FACILITY TO BE SERVICED

FACILITY 7 Oaks	SQ. FT. INSIDE BUILDING			SQ. FT. OUTSIDE BUILDING	TOTAL TO BE CLEANED	AVG. NO. COUNTY EMPLOYEES	AVG. NO. CUSTOMERS PER DAY
	HARD SURFACE	CARPET	OTHER				
Corporate Bldg	550	3675	--	--	4225	6	6
Portables & Butler Bldg	3500	2580	--	--	6080	3	3

17.7.7 OPERATIONAL HOURS OF SERVICED FACILITY

OPERATIONS 7 Oaks	MON	TUES	WED	THURS	FRI	SAT	SUN
Regular hours facility is open to public and employees	6:00 am to 4:30 pm	6:00 am to 4:30 pm	6:00 am to 4:30 pm	6:00 am to 4:30 pm	6:00 am to 4:30 pm	--	--
Number of employees	6	6	6	6	6	--	--

17.7.8 **HOURS FOR SERVICE:** (Minimum hours of service 3 hours a day, 3 times a week)

HOURS FOR SERVICE 7 Oaks	SUN	MON	TUE	WED	THUR	FRI	SAT
Hours facility is available for service	--	6:00 pm to 9:00 pm	--	6:00 pm to 9:00 pm	--	6:00 pm to 9:00 pm	--

17.8 **OC PUBLIC WORKS/OPERATIONS AND MAINTENANCE (O&M COMPLEX)**

2301 North Glassell Street, Orange

222 East Bristol Lane, Orange (includes Warehouse)

Warehouse portion of 2245 North Glassell Street, Orange

17.8.1 **O & M COMPLEX**2301 North Glassell - Ground Floor17.8.1.1 **RESTROOMS:**17.8.1.1.1 Daily:

- A. Clean and refill soap, towel, toilet tissue, and toilet seat cover dispensers. Sufficient extra supplies shall be provided (left on facility grounds) to last until next servicing.
- B. Thoroughly clean, disinfect and deodorize all surfaces (to include underneath) of toilet, wash bowl, sanitary napkins dispenser, and lavatory tops with an approved germicidal cleaner and/or acid base chemical able to remove any water deposits or stains.
- C. Clean and polish mirrors, clean soap and towel dispensers.
- D. Sweep and wet mop all tile floors with an approved germicidal cleaner.
- E. Empty and clean waste paper containers and change waxed bag in sanitary napkin disposal receptacles.
- F. Remove graffiti from walls, doors, and partitions.
- G. Unstop common toilet stoppages with plunger.
- H. Spot clean all doors, handles, partitions, windows and walls
- I. Notify Contract Inspector of any major repairs; utilize the message clipboard inside of an assigned janitor closet.

- J. Clean and mop all tile floors. Floors should have a clean and streak free appearance when dry after mopping.

17.8.1.1.2 Weekly:

- A. Clean and wet-wipe down walls around plumbing fixtures, toilet compartment partitions, partition doors, and door hardware, with an approved germicidal cleaner.
- B. Add water and disinfectant to all floor drains.
- C. Hose out all restroom trash can interior.
- D. Clean walls behind sink and around soap dispenser.

17.8.1.1.3 Quarterly:

Machine scrub and disinfect floors with an approved germicidal cleaner. This shall include, but not be limited to, removal of all discoloration and material build-up in/on grout and around fixtures. Seal all ceramic floors with a minimum of two (2) coats of sealer.

17.8.1.2 **BUILDING AND SERVICE AREAS:**

17.8.1.2.1 Daily:

- A. Sweep all building areas with the Kex System of dustless sweeping cloths.
- B. Empty ALL waste baskets and trash containers and carry trash to designated areas. Change all soiled or torn liners.
- C. Thoroughly vacuum with a hepa-filter vacuum, all carpeted floors, hallways, offices, entry rugs, mats and remove any spots in the carpet. (Including stairs if applicable).
- D. Clean tabletops and counters in employee kitchen/lunch room and break areas.
- E. Restock paper towel dispenser in the employee's kitchen and break areas.
- F. Clean and wipe down all sinks using an approved germicidal cleaner.
- G. Clean and wipe down all drinking fountains using an approved germicidal cleaner.

- H. Spot clean glass on doors, glass partitions, and interiors of windows.
- I. Any interior doors found to be closed or locked indicate no entry and rooms are not to be serviced.
- J. Refrigerators and oven interiors are for the convenience of County employees and their responsibility to maintain.
- K. Dumpsters and other trash containers are provided for disposal of trash. Contractor shall provide containers on wheels, or other similar methods, to move trash from one part of the building to another. Under no circumstances shall trash containers or other equipment be slid on the floor. Contractor shall not recycle trash or store recycled material on the premises

17.8.1.2.2 Weekly:

- A. Clean and mop all tile floors.
- B. “Detail sweep” all areas.
- C. Clean all areas soiled by spills.
- D. Remove all graffiti.
- E. Remove marks and spots from resilient floors in corridors and traffic lanes. Mop with neutral cleaner all resilient tile flooring.
- F. Wipe tabletop and countertop in employee break room.
- G. Mop employee break and small supply rooms

17.8.1.2.3 Monthly:

- A. Remove spots and marks from resilient floors other than corridors and traffic lanes
- B. Dust bookcase and book shelves.
- C. Spot clean Naugahyde and other plastic covered furniture (conference room).
- D. Dust desks, chairs, tables, telephones, file cabinets, window sills, blinds, shelves, lamps, and other office furniture, partitions, ledges, and partition frames in all offices

- E. Clean and polish all interior door and partition glass, both sides.
- F. Clean around rubbish disposal area
- G. Dust all window frames on interior doors, windows, and insides of exterior windows.
- H. Office areas locked by occupants are to be bypassed. Occupant will be responsible for cleaning.

17.8.1.2.4 Quarterly:

- A. Strip all resilient floors, wax and buff (or apply approved non-buff floor finish).
- B. Shampoo and pile-lift all carpets and entry rugs or deep clean by pressure extraction process and pile-lift, as specified by Procurement and Scheduling Supervisor. Immediately following carpet cleaning apply a protective chemical such as *Scotchgard* or equal as approved by department.
- C. Wipe down all wooden ledges with an approved wood treatment using soft cloths.
- D. Wipe down all wooden doors with an approved wood treatment using soft cloths.
- E. Wash all waste baskets and rubbish containers, wipe down, and replace plastic liners. Replace liners more frequently if soiled or damaged.

17.8.1.2.5 Bi-annually:

- A. Clean all exterior wall windows inside and out, including window seals and ledges.
- B. Remove all spots and marks from window ledges caused by window cleaning.

17.8.2 **O & M COMPLEX**
2301 North Glassell - **Second Floor**

17.8.2.1 **RESTROOMS:**

17.8.2.1.1 Daily:

- A. Clean and refill soap, towel, toilet tissue and toilet seat cover dispensers. Sufficient extra

supplies shall be provided (left on facility grounds) to last until next servicing.

- B. Thoroughly clean, disinfect and deodorize all surfaces (to include underneath) of toilet, wash bowl, sanitary napkins dispenser, and lavatory tops with an approved germicidal cleaner and/or acid base chemical able to remove any water deposits or stains.
- C. Clean and polish mirrors, clean soap and towel dispensers.
- D. Sweep and wet mop all tile floors with an approved germicidal cleaner. Flooring shall have a clean appearance with no residual streaking after drying.
- E. Empty and clean waste paper containers and change waxed bag in sanitary napkin disposal receptacles.
- F. Remove graffiti from walls, doors, and partitions.
- G. Unstop common toilet stoppages with plunger.
- H. Spot clean all doors, handles, partitions, windows and walls
- I. Notify Contract Inspector of any major repairs; utilize a message clipboard inside janitor's closet.

17.8.2.1.2 Weekly:

- A. Clean and wet-wipe down walls around plumbing fixtures, toilet compartment partitions, partition doors, and door hardware, with an approved germicidal cleaner.
- B. Add water and disinfectant to all floor drains.
- C. Hose out all restroom trash can interior.
- D. Clean walls behind sink and around soap dispenser.

17.8.2.1.3 Quarterly:

Machine scrub and disinfect floors with an approved germicidal cleaner. This shall include, but not be limited to, removal of all discoloration and material build-up in/on grout and around fixtures. Seal all ceramic floors with a minimum of two (2) coats of sealer.

17.8.2.2 ELEVATORS

17.8.2.2.1 Daily:

- A. Clean and disinfect call buttons and plate utilizing approved germicidal cleaner and a soft cloth.
- B. Clean and disinfect wall rails and paneling utilizing an approved germicidal cleaner and a soft cloth
- C. Wipe down all stainless-steel surfaces with an approved stainless steel cleaner using soft cloths
- D. Thoroughly vacuum with a hepa-filter vacuum, all carpeted floors and remove any spots in the carpet.

17.8.2.2.2 Quarterly:

Shampoo and pile-lift all carpets and entry rugs or deep clean by pressure extraction process and pile-lift, as specified by Contract Manager; immediately following carpet cleaning, apply a protective chemical such as Scotchgard or equal as approved by department.

17.8.2.3 STAIRWAY AND RECEPTION AREA

17.8.2.3.1 Daily:

- A. Wipe down banister railing with an approved germicidal cleaner and a soft cloth
- B. Clean all areas soiled by spills.
- C. Remove any and all trash.
- D. Wipe down all stainless steel surfaces with an approved stainless steel cleaner using soft cloths.
- E. Sweep and wet mop all tiled floors.
- F. Spot clean glass entry doors to remove finger prints and smudges.
- G. Thoroughly vacuum with a hepa-filter vacuum, all carpeted floors, hallways, offices, entry rugs, mats and remove any spots in the carpet. (Including stairs if applicable)

17.8.2.3.2 Monthly:

Tile floors – machine scrub and disinfect floors with an approved cleaner. This shall include, but not be limited

to, removal of all discoloration and material build-up in/on grout and around fixtures. Seal all ceramic floors with a minimum of two (2) coats of sealer.

17.8.2.3.3 Quarterly:

- A. Shampoo and pile-lift all carpets and entry rugs or deep clean by pressure extraction process and pile-lift, as specified by Project Manager.
- B. Immediately following carpet cleaning apply a protective chemical such as Scotchgard or equal as approved by department.
- C. Dust all high ledges in the two story atrium area of reception
- D. Wipe down all wooden railings with an approved wood treatment using soft cloths.

17.8.2.4 **SERVICE STAIRWAY**

17.8.2.4.1 Daily:

- A. Wipe down hand railing using an approved germicidal cleaner and a soft cloth.
- B. Spot clean walls and doors.
- C. Thoroughly vacuum with a hepa-filter vacuum, all carpeted floors, hallways, offices, entry rugs, mats and remove any spots in the carpet. (Including stairs if applicable).

17.8.3 **BUILDING AND SERVICE AREAS:**

17.8.3.1 Daily:

- A. Sweep all building areas with the Kex System of dustless sweeping cloths.
- B. Empty ALL waste baskets and trash containers and carry trash to designated areas. Change all soiled or torn liners.
- C. Clean tabletops and counters in employee kitchen/lunch room and break areas.
- D. Thoroughly vacuum with a hepa-filter vacuum, all carpeted floors, hallways, offices, entry rugs, mats and remove any spots in the carpet. (Including stairs if applicable).
- E. Restock paper towel dispenser in the employee's kitchen and break areas.

- F. Clean and wipe down all sinks using an approved germicidal cleaner.
- G. Clean and wipe down all drinking fountains using an approved germicidal cleaner.
- H. Spot clean glass on doors, glass partitions, and interiors of windows.
- I. Clean and mop all tile floors. Floors should have a clean and streak free appearance when dry after mopping.
- J. Refrigerators and oven interiors are for the convenience of County employees and their responsibility to maintain.
- K. Dumpsters and other trash containers are provided for disposal of trash. Contractor shall provide containers on wheels, or other similar methods, to move trash from one part of the building to another. Under no circumstances shall trash containers or other equipment be slid on the floor. Contractor shall not recycle trash or store recycled material on the premises.

17.8.3.2 **Weekly:**

- A. Clean and mop all tile floors.
- B. Detail-sweep all areas.
- C. Clean all areas soiled by spills.
- D. Remove all graffiti.
- E. Remove marks and spots from resilient floors in corridors and traffic lanes. Mop with neutral cleaner all resilient tile flooring

17.8.3.3 **Monthly:**

- A. Remove spots and marks from resilient floors other than corridors and traffic lanes
- B. Dust bookcase and book shelves.
- C. Spot clean Naugahyde and other plastic upholstered furniture.
- D. Dust desks, chairs, tables, telephones, file cabinets, window sills, mini blinds, shelves, lamps, and other office furniture, partitions, ledges, and partition frames in all offices.
- E. Clean and polish all interior door and partition glass, both sides.
- F. Clean around rubbish disposal area

- G. Dust all window frames on interior doors, windows, and insides of exterior windows.
- H. Office areas locked by occupants are to be bypassed. Occupant will be responsible for cleaning.

17.8.3.4 **Quarterly:**

- A. Strip all resilient floors, wax and buff (or apply approved non-buff floor finish).
- B. Shampoo and pile-lift all carpets and entry rugs or deep clean by pressure extraction process and pile-lift, as specified by Procurement and Scheduling Supervisor. Immediately following carpet cleaning apply a protective chemical such as Scotchgard or equal as approved by department.
- C. Wipe down all wooden ledges with an approved wood treatment using soft cloths.
- D. Wipe down all wooden doors with an approved wood treatment using soft cloths.
- E. Wash all waste baskets and rubbish containers, wipe down, and replace plastic liners. Replace liners more frequently if soiled or damaged.
- F. Perform fabric cleaning on all chairs in storm center, large conference room, and small conference room.
- G. Apply approved furniture wax and polish meeting tables in the Storm Center, Large Conference Room, and Small Conference Room.

17.8.3.5 **Bi-annually**

- A. Clean all exterior wall windows inside and out, including window seals and ledges.
- B. Remove all spots and marks from window ledges caused by window cleaning.

17.8.4 **O & M COMPLEX -**
222 Bristol Lane, Orange (includes Warehouse)

17.8.4.1 **RESTROOMS:**

17.8.4.1.1 **Daily:**

- A. Clean and refill soap, towel, toilet tissue, and toilet seat cover dispensers. Sufficient

extra supplies shall be provided (left on facility grounds) to last until next servicing.

- B. Thoroughly clean, disinfect and deodorize all surfaces (to include underneath) of toilet, wash bowl, sanitary napkins dispenser, and lavatory tops with an approved germicidal cleaner and/or acid base chemical able to remove any water deposits or stains.
- C. Clean and polish mirrors, clean soap and towel dispensers.
- D. Sweep and wet mop all tile floors with an approved germicidal cleaner.
- E. Empty and clean waste paper containers and change waxed bag in sanitary napkin disposal receptacles.
- F. Remove graffiti from walls, doors, and partitions.
- G. Unstop common toilet stoppages with plunger.
- H. Spot clean all doors, handles, partitions, windows and walls
- I. Notify Contract Inspector of any major repairs; utilize the message clipboard inside of janitor closet.

17.8.4.1.2 Weekly:

- A. Clean and wet-wipe down walls around plumbing fixtures, toilet compartment partitions, partition doors, and door hardware, with an approved germicidal cleaner.
- B. Add water and disinfectant to all floor drains.
- C. Hose out all restroom trash can interior.
- D. Clean walls behind sink and around soap dispenser.

17.8.4.1.3 Quarterly:

Machine scrub and disinfect floors with an approved germicidal cleaner. This shall include, but not be limited to, removal of all discoloration and material build-up in/on grout and around fixtures. Seal all ceramic floors with a minimum of two (2) coats of sealer.

17.8.5 **“MUSTER” ROOM AND SHOWER AREA:**

17.8.5.1 **Daily:**

Clean and mop floors. Floors should have a clean and streak free appearance when dry after mopping.

17.8.5.2 **Weekly:**

- A. Shower area: clean and wet-wipe down walls around plumbing fixtures, partitions, any partition doors, and door hardware, with an approved germicidal cleaner.
- B. Add water and disinfectant to all floor drains.
- C. Dust tops of lockers.

17.8.5.3 **Monthly:**

Strip resilient tile floors, wax and buff (or apply approved non-buff floor finish – 2 coats minimum)

17.8.5.4 **Quarterly:**

Machine scrub and disinfect floors with an approved germicidal cleaner. This shall include, but not be limited to, removal of all discoloration and material build-up in/on grout and around fixtures. Seal all ceramic floors with a minimum of two (2) coats of sealer.

17.8.6 **ALL OTHER SERVICE AREAS:**17.8.6.1 **Daily:**

- A. Sweep all building areas with the Kex System of dustless sweeping cloths.
- B. Empty ALL waste baskets and trash containers and carry trash to designated areas. Change all soiled or torn liners.
- C. Clean tabletops and counters in employee kitchen/lunch room and break areas.
- D. Restock paper towel dispenser in the employee's kitchen and break areas.
- E. Clean and wipe down all sinks using an approved germicidal cleaner.
- F. Clean and wipe down all drinking fountains using an approved germicidal cleaner.
- G. Spot clean glass on doors, glass partitions, and interiors of windows.
- H. Any interior doors found to be closed or locked indicate no entry and rooms are not to be serviced.

- I. Refrigerators and oven interiors are for the convenience of County employees and their responsibility to maintain.
- J. Dumpsters and other trash containers are provided for disposal of trash. Contractor shall provide containers on wheels, or other similar methods, to move trash from one part of the building to another. Under no circumstances shall trash containers or other equipment be slid on the floor. Contractor shall not recycle trash or store recycled material on the premises.

17.8.6.2 **Weekly:**

- A. Vacuum all carpeted floors and entry rugs three times a week on Monday, Wednesday and Friday, and remove any spots.
- B. Clean and mop all tile floors.
- C. “Detail sweep’ all areas.
- D. Clean all areas soiled by spills.
- E. Remove all graffiti.
- F. Remove marks and spots from resilient floors in corridors and traffic lanes. Mop with neutral cleaner all resilient tile flooring.

17.8.6.3 **Monthly:**

- A. Remove spots and marks from resilient floors other than corridors and traffic lanes
- B. Dust bookcase and book shelves.
- C. Spot clean Naugahyde and other plastic covered furniture.
- D. Dust desks, chairs, tables, telephones, file cabinets, window sills, blinds, shelves, lamps, and other office furniture, partitions, ledges, and partition frames in all offices
- E. Clean and polish all interior door and partition glass, both sides.
- F. Clean around rubbish disposal area
- G. Dust all window frames on interior doors, windows, and framing inside of exterior windows.

17.8.6.4 **Quarterly:**

- A. Strip all resilient floors, wax and buff (or apply approved non-buff floor finish).
- B. Shampoo and pile-lift all carpets and entry rugs or deep clean by pressure extraction process and pile-lift, as specified by Procurement Supervisor. Immediately following carpet cleaning apply a protective chemical such as Scotchgard or equal as approved by department.
- C. Wipe down all wooden ledges with an approved wood treatment using soft cloths.
- D. Wipe down all wooden doors with an approved wood treatment using soft cloths.
- E. Wash all waste baskets and rubbish containers, wipe down, and replace plastic liners. Replace liners more frequently if soiled or damaged.
- F. Perform fabric cleaning on all chairs in conference room.

17.8.6.5 **Bi-annually:**

- A. Clean all exterior wall windows inside and out, including window seals and ledges.
- B. Remove all spots and marks from window ledges caused by window cleaning.

17.8.7 **2245 NORTH GLASSELL - WAREHOUSE AREA**17.8.7.1 **RESTROOMS:**17.8.7.1.1 **Daily:**

- A. Clean and refill soap, towel, toilet tissue and toilet seat cover dispensers. Sufficient extra supplies shall be provided (left on facility grounds) to last until next servicing.
- B. Thoroughly clean, disinfect and deodorize all surfaces (to include underneath) of toilet, wash bowl, sanitary napkins dispenser, and lavatory tops with an approved germicidal cleaner and/or acid base chemical able to remove any water deposits or stains.
- C. Clean and polish mirrors, clean soap and towel dispensers.

- D. Sweep and wet mop all tile floors with an approved germicidal cleaner. Flooring shall have a clean appearance with no residual streaking after drying.
- E. Empty and clean waste paper containers and change waxed bag in sanitary napkin disposal receptacles.
- F. Remove graffiti from walls, doors, and partitions.
- G. Unstop common toilet stoppages with plunger.
- H. Spot clean all doors, handles, partitions, windows and walls
- I. Notify Contract Inspector of any major repairs; utilize a message clipboard inside janitor's closet.

17.8.7.1.2 Weekly:

- E. Clean and wet-wipe down walls around plumbing fixtures, toilet compartment partitions, partition doors, and door hardware, with an approved germicidal cleaner.
- F. Add water and disinfectant to all floor drains.
- G. Hose out all restroom trash can interior.
- H. Clean walls behind sink and around soap dispenser.

17.8.7.1.3 Quarterly:

Machine scrub and disinfect floors with an approved germicidal cleaner. This shall include, but not be limited to, removal of all discoloration and material build-up in/on grout and around fixtures. Seal all ceramic floors with a minimum of two (2) coats of sealer.

17.8.7.2 **ALL OTHER SERVICE AREAS:**

17.8.7.2.1 Daily:

- A. Clean small meeting room.

17.8.8 **CUSTODIAL CLOSETS:**

The Contractor shall keep all tools, equipment, and supplies left on the job site in the janitor's storage closets and not in any other part of the building. The janitor's closet shall be kept in a neat and orderly manner at all times and shall become part of the regular inspection. Any and all flammable liquids shall be

kept off premises. Rags and other flammable solids shall be kept in state Fire Marshall approved containers. All containers shall be properly labeled as to contents. If any toxic materials must be stored, it shall be labeled with name and proper antidotes. All buckets, wringers, mop sinks, and other tools and equipment shall be kept clean and free of objectionable odors. The floor/wall, sink, whether porcelain or stainless steel is to be kept clean, and polished at all times.

17.8.9 BUILDING COORDINATORS:

O&M Complex

2301 North Glassell – Ground Floor

Primary Contact: Lori Hanson (714) 955-0231

Secondary Contact: Maria Tamez (714) 955-0603

2301 North Glassell – Second Floor

Primary Contact: Lori Hanson (714) 955-0231

Secondary Contact: Ligia Godinez (714) 955-0307

222 East Bristol Lane (includes warehouse)

Primary Contact: Anna Watts (714) 955-0109

Secondary Contact: Anthony Lee Bong (714) 955-0112

2245 North Glassell – Warehouse Area

Primary Contact: Bryan Pastor (714) 955-0662

Secondary Contact: James Fortuna (714) 955-0680

17.8.10 DESCRIPTION OF FACILITY TO BE SERVICED

FACILITY O & M COMPLEX	SQ. FT. INSIDE BUILDING			SQ. FT. OUTSIDE BUILDING	TOTAL TO BE CLEANED	AVG. NO. COUNTY EMPLOYEES	AVG. NO. CUSTOMERS PER DAY
	HARD SURFACE	CARPET	OTHER				
2301 N Glassell GROUND FLOOR	2500	18063	--	--	20563	75	50
2301 N Glassell LOBBY ELEVATOR 2ND FLOOR REAR STAIRS	2000	18063	--	--	20063	180	50
222 Bristol	6000	14000	--	--	20000	50	100
2245 Glassell O&M WAREHOUSE RESTROOM & MEETING ROOM	682	0			682	75	40

17.8.11 OPERATIONAL HOURS OF FACILITY

O & M COMPLEX	MON	TUES	WED	THURS	FRI	SAT	SUN
Regular hours facility is open to public and employees	6:00 am to 4:30 pm	6:00 am to 4:30 pm	6:00 am to 4:30 pm	6:00 am to 4:30 pm	6:00 am to 4:30 pm	6:00 am to 4:30 pm	6:00 am to 4:30 pm
Number of employees	305	305	305	305	305	305	305

17.8.12 HOURS FOR JANITORIAL SERVICE

Hours facility is available for service	MON	TUE	WED	THUR	FRI	SAT	SUN
O & M COMPLEX	6:00pm to 10:00 pm	6:00pm to 10:00 pm	6:00pm to 10:00 pm	6:00pm to 10:00 pm	6:00pm to 10:00 pm	--	--

18.0 SUMMARY DAILY SERVICE HOURS/MINIMUM NUMBER OF WORKERS

18.1 Minimum number of daily service hours.

Service Hours	Fruit St Complex	Law Library	COC	7 OAKS	O & M Complex
Mon	11	16	18	3	12
Tue	11	16	18	--	12
Wed	11	16	18	3	12
Thu	11	16	18	--	12
Fri	11	16	18	3	12
Sat	--	--	--	--	--
Sun	--	--	--	--	--

18.2 Minimum number of workers (includes 1 Supervisor): Note -- Contractor is expected to provide the required level of service regardless of actual hours listed. The listed hours does not include the required monthly, quarterly, semi-annual and annual services.

Number of Workers	Fruit St Complex	Law Library	COC	7 OAKS	O & M Complex
Mon	2	3	3	1	3
Tue	2	3	3	--	3
Wed	2	3	3	1	3
Thu	2	3	3	--	3
Fri	2	3	3	1	3
Sat	--	--	--	--	--
Sun	--	3	--	--	--

19.0 BEST MANAGEMENT PRACTICES (BMP):

- 19.1 Contractor shall conduct operations under this Contract so as to assure that pollutants do not enter municipal storm drain systems which systems are comprised of, but are not limited to curbs and gutters that are part of the street systems ("Stormwater Drainage System"), and to ensure that pollutants do not directly impact "Receiving Waters" (as used herein, Receiving Waters include, but are not limited to, rivers, creeks, streams, estuaries, lakes, harbors, bays and oceans).
- 19.2 The Santa Ana and San Diego Regional Water Quality Control Boards have issued National Pollutant Discharge Elimination System (NPDES) permits ("Stormwater Permits") to the County of Orange, and to the Orange County Flood Control District (District) and cities within Orange County, as co-permittees (hereinafter collectively referred to as "County Parties") which regulate the discharge of urban runoff from areas within the County of Orange, including the Premises under this Contract. The County Parties have enacted water quality ordinances that prohibit conditions and activities that may result in polluted runoff being discharged into the Stormwater Drainage System.
- 19.3 To assure compliance with the Stormwater Permits and water quality ordinances, the County Parties have developed a Drainage Area Management Plan (DAMP) which includes a Local Implementation Plan (LIP) for each jurisdiction that contains Best Management Practices (BMPs) that parties using properties within Orange County must adhere to. As used herein, a BMP is defined as a technique, measure, or structural control that is used for a given set of conditions to manage the quantity and improve the quality of stormwater runoff in a cost effective manner. These BMPs are found within the County's LIP in the form of Model Maintenance Procedures and BMP Fact Sheets (the Model Maintenance Procedures and BMP Fact Sheets contained in the DAMP/LIP shall be referred to hereinafter collectively as "BMP Fact Sheets") and contain pollution prevention and source control techniques to eliminate non-stormwater discharges and minimize the impact of pollutants on stormwater runoff.
- 19.4 BMP Fact Sheets shall include but shall not be limited to the following which may be viewed for municipal activities and downloaded at www.ocwatersheds.com/documents/bmp/municipalactivities:

FF-2 Building Maintenance and Repair

- 19.5 These BMP Fact Sheets may be modified during the term of the Contract; and County's Project Manager shall provide Contractor with any such modified BMP Fact Sheets.
- 19.6 Contractor shall, throughout the term of this Contract, comply with the BMP Fact Sheets as they exist now or are modified, and shall comply with all other requirements of the Stormwater Permits, as they exist at the time this Contract commences or as the Stormwater Permits may be modified. Contractor agrees to maintain current copies of the BMP Fact Sheets on the job sites throughout the term of this Contract. The BMPs applicable to uses authorized under this Contract must be performed as described within all applicable BMP Fact Sheets.

- 19.7 Contractor may propose alternative BMPs that meet or exceed the pollution prevention performance of the BMP Fact Sheets. Any such alternative BMPs shall be submitted to the County's Project Manager for review and approval prior to implementation.
- 19.8 County's Project Manager may visit the job sites and/or review Contractor's records at any time to assure that activities conducted on the job sites comply with the requirements of this section. Contractor may be required to implement a self-evaluation program to demonstrate compliance with the requirements of this section.

**ATTACHMENT B
CONTRACTOR PRICING**

- I. COMPENSATION:** This firm fixed price Contract between County and Contractor for Janitorial Services - Various Locations , as set forth in Attachment “A” Scope of Work”.

Contractor agrees to accept the specified compensation as set forth in this Contract as full remuneration for performing all services and furnishing all staffing, shipping/freight, labor and materials required, for any reasonably unforeseen difficulties which may arise or be encountered in the execution of the services until acceptance, for risks connected with the services, and for performance by Contractor of all its duties and obligations hereunder. Contractor shall only be compensated as set forth herein below for work performed in accordance with the Scope of Work. **County shall have no obligation to pay any sum in excess of the Fixed Prices specified herein unless authorized by amendment in accordance with Paragraphs C and P of the RCA.**

- II. FEES AND CHARGES:** County will pay the following fees in accordance with the provisions of this Contract. Payment shall be as follows:

A. Total Monthly Cost:

Service Description	Fruit St Complex	Law Library	COC	7 OAKS	O & M Complex
General Janitorial Cost per Month	\$5,412	\$7,872	\$8,118	\$702	\$5,412
Hours/ Month	264	384	396	36	264
Carpet/Floors Cost per Month	\$360	\$360	\$675	\$195	\$360
Hours/ Month	48	48	96	26	48
Supervision Cost per Month	\$1,980	\$1,980	\$1,980	\$67.50	\$1,980
Hours/ Month	88	88	88	3	88
Window Cleaning	\$270	\$270	\$450	\$360	\$270
Election Day Service			\$292.50		
Semi-Annual Cleaning Tops of Books		\$164			
Day Porter		\$1,716			
Total Monthly Cost	\$8,022	\$12,362	\$11,515.50	\$1,324.50	\$8,022

B. Schedule of Deductions (Total Monthly Deductions):

In accordance with Attachment “A”, Section 13.0; the County reserves the right to deduct from the payments due or to become due to the Contractor for deficient performance. The amount of such deductions will be based on the extent of the unsatisfactory work. A copy of the inspection record with associated deduction calculation will be furnished to the Contractor.

Service Task	Fruit St Complex	Law Library	COC	7 OAKS	O & M Complex
Restrooms	\$2,412	\$3,080	\$3,222	\$277	\$2,412
Floor Cleaning & Spray Buffing	\$1,235	\$1,751	\$1,622	\$135	\$1,235
Floor waxing & stripping	\$180	\$180	\$337	\$97	\$180
Trash Removal	\$2,235	\$2,730	\$2,772	\$192.5	\$2,235
General Dusting & Cleaning	\$1,510	\$2,291	\$2,482	\$165	\$1,510
Carpet Cleaning	\$180	\$180	\$338	\$98	\$180
Window Cleaning	\$270	\$270	\$450	\$360	\$270
Semi-Annual Cleaning Tops of Books		\$164			
Election Day Service			\$292.50		
Day Porter		\$1,716			
Total Monthly Deductions (must be equal to total monthly cost)	\$8,022	\$12,362	\$11,515.50	\$1,324.50	\$8,022

C. Monthly Total: \$41,246.00

D. Annual Total: \$494,952.00

E. Additional Work: Any additional services not listed in the Contract must be approved by the County Project Manager or designee in accordance with Attachment “A”; Section 15.0.

Additional Work not to exceed: \$ 5,000/year

F. TOTAL CONTRACT AMOUNT SHALL NOT EXCEED: **\$1,499,856**

**ATTACHMENT B
RCA-017-22010002
(SEE SEPARATE ATTACHMENT)**