AIMS K-12 College Prep Charter District



Notice Request for Proposal

Janitorial Services Open 1/17/2024 Due 2/6/2024

Request for Proposal (RFP)

AIMS K-12 College Prep Charter School District (AIMS K-12) is soliciting proposals to provide janitorial services for 3 schools: AIMS College Prep Middle School serving approximately 210 students, American Indian Public Charter School II serving approximately 650 students, and AIMS College Prep High School serving approximately 375 students. The successful provider will provide services to the previously mentioned schools. The successful provider will be expected to meet the requirements as addressed in this RFP.

Please Note: If you can provide maintenance services please be sure to separate the cost of each service in your proposal.

RFP Process Schedule

Listed below are scheduled activities related to this RFP. The following schedule reflects the expected completion dates but may be modified by AIMS K-12 at any time at its sole discretion:

Activity	Expected Completion Date
Legal Notice/Publication of RFP	January 17, 2024
Due Date for Bidder Questions	January 25, 2024
Response to Questions	January 31, 2024
Proposal Due Date	February 6, 2024
Estimated Notification of Award	February 14, 2024
Estimated Contract Start Date	March 1, 2024

RFP Point of Contact (POC) Information

This RFP is being administered by the following AIMS K-12 point of contact. All communication regarding this RFP shall be delivered via email only (no telephone calls) to:

Jason Perry

Facilities and Maintenance Coordinator AIMS K-12 - jason.perry@aimsk12.org

Responses to questions from bidders regarding this RFP will be delivered and communicated to all bidders as a group versus individual responses to each bidder.

Proposal Submission Information

Proposals must be submitted in **PDF format only** via email to Jason Perry at <u>jason.perry@aimsk12.org</u> Please include "**Your Company Name- Janitorial Proposal**" in the email subject line.

No bids will be received via email after 5:00 pm on [February 6, 2024]. All bids will be publicly opened and announced at AIMS K-12, 171 12th Street, Oakland, CA 94607.

No offer or intent should be construed from the legal notice that AIMS K-12 intends to enter into a contract with the interested company for janitorial and/or maintenance services unless it is in the best interest of AIMS K-12.

The following actions will disqualify your bid:

- Late submission for proposal
- Inquiries/questions regarding this RFP are directed to any other AIMS K-12 representative, vendor, or agent other than Jason Perry.

SECTION 1 OVERVIEW OF AIMS K-12

Client

AIMS K-12 College Prep Charter District (AIMS K-12) is a nonprofit Charter Management Organization operating 3 schools serving approximately 1300 students across 2 school sites in Downtown Oakland. All of our schools aim to provide a world-class education to underserved students.

AIMS K-12 Mission Statement - AIMS exists to prepare all students, especially those who have been traditionally underserved, to enter a four-year college after graduation from high school and complete at minimum a four-year degree.

Hours of Operation

The school day typically begins at 7:30 am when breakfast is served to students. Classes begin at about 8:00 am and students are typically dismissed at 4:00 pm on regular days.

The selected provider will ensure that staff representative(s) are on-site and available during normal school hours, to ensure prompt address of urgent needs as they are identified by AIMS K-12. Hours of operation are listed under Exhibit 1.

The selected provider will be expected to perform routine services on all school operating days as well as limited services during Winter, Spring, and Summer Breaks. School operating days typically include weekdays during the school year, excluding holidays. In addition to regular school operating days, scheduled use of the facility occurs after school.

The decision to close or delay the opening or closing of an AIMS K-12 facility is within the sole discretion of AIMS K-12. AIMS K-12 will communicate schedule adjustments to the contractor. The contractor will adjust the schedule to provide services within a reasonable time, after being notified of the decision to close or delay the opening of the facility.

SECTION 2 SCOPE OF SERVICES AND SPECIFICATIONS

AIMS K-12 desires to receive high-quality, professional janitorial services service. The general scope of these services is outlined in this RFP. It is the intent of these specifications that the facility(ies) is kept functional, clean, safe, and in a condition that enhances AIMS' educational environment at all times. These specifications should, therefore, be considered as a minimum guide rather than a limitation to the bidder.

In the performance of such services under this RFP, its proposal, and the final contract, the successful bidder will comply with any applicable federal, state, and local laws, rules, ordinances, policies, and regulations, as well as all licensing and permitting requirements applicable to providing the services anticipated in this RFP, and will indemnify, defend and hold AIMS K-12 harmless from any liability from its failure to comply.

GENERAL GUIDELINES

Employee Recruitment, Hiring, and Training

The contractor is expected to recruit and train employees to maintain high standards for the facility at all times. The contractor will manage the selection, evaluation, background checking, hiring, compensation, retention, and termination of employees, including all labor, supervision, and management necessary to provide the services outlined in this RFP. The contractor will provide training to employees through proven instructional techniques and work processes.

The contractor will provide all local, state, and federally mandated training, especially related to Occupational Safety and Health Administration (OSHA) requirements (e.g. personal protection equipment, Right-to-Know including Material Safety Data Sheets (MSDS), etc.)

All employees of the contractor assigned to AIMS K-12 will be required to complete a Live Scan Background check and provide proof of a negative TB Test.

The contractor will be responsible for all salaries, payroll, and other taxes, benefits, fees, and insurance required by any federal, state, and local law, statute, or regulation (including but now limited to unemployment taxes, Social Security contributions, worker's compensation premiums, and all similar taxes and payments).

All contractor employees assigned to AIMS K-12 will be subject to the rules and regulations of AIMS K-12 while at any school facility. The contractor, including its employees and agents, will be responsible for knowing AIMS K-12's policies and procedures concerning the appropriate behavior of persons in its facility and will comply with all such policies and procedures. AIMS K-12 will use its best efforts, as reasonably requested by the contractor, to assist the contractor in complying with any applicable policies.

In case of improper employee conduct according to school policies, safety guidelines, or as otherwise identified by AIMS K-12, the contractor will work proactively with AIMS K-12 to devise an acceptable resolution, potentially including imposing sanctions and/or removal of employee(s) from the facility temporarily or permanently. AIMS K-12 may orally or in writing request the removal or replacement of any prospective or actual employee or agent of the contractor from working under the contract. The contractor shall comply with any such request.

AIMS K-12 may request the contractor to perform additional services that are outside the scope of work in this RFP.

Supplies

The contracted firm shall provide all cleaning equipment and supplies including trash can liners, paper towels, toilet tissue, liquid soap, floor cleaning products, polishes, etc. As an alternative in the proposal, please indicate the cost if AIMS supplies all cleaning products.

Subcontracting

Subcontracting of janitorial services will not be allowed in this Contract.

Insurance Requirements

The contractor will provide Commercial General Liability insurance to provide coverage for claims of bodily injury, property damage, and personal injury with the following limits:

<u>Commercial General Liability Insurance:</u> \$1,000,000 combined single limit liability per occurrence for bodily, injury and personal property damage, including contractual liability

<u>Automobile Liability:</u> \$1,000,000 combined single limit for bodily injury and property damage per accident. Coverage shall include, owned, non-owned and hired automobiles

Employers Liability: \$1,000,000 per accident for bodily injury or disease

Workers Compensation: Workers compensation as required by the state of California

For all policies required above, AIMS K-12 is to be named as additional insured via endorsement to the policy. In addition, for all policies required, the contracted provider's insurance coverage shall be primary. Any insurance carried by AIMS K-12 shall be in excess of the contracted provider's insurance and shall not contribute to it.

Additionally, to the fullest extent permitted by law, the contracted provider will agree to indemnify, defend, and hold harmless AIMS K-12, its agents, and employees from and against all claims, damages, judgments, expenses (including attorneys' fees and costs) for bodily injury, death or property damage arising out of or related to services provided to AIMS K-12 as per this contract. The contracted provider's obligations shall not extend to any claims, suits, damages, judgments, losses, or expenses, arising in whole or in part, from the negligence or willful misconduct of AIMS K-12, its agents, or employees.

The contractor will provide AIMS K-12 with certificates of insurance. The certificates for each insurance policy are to be signed by a person authorized by the insurer to bind coverage on its behalf. The certificates are to be received and approved by AIMS K-12 before work commences. AIMS K-12 reserves the right to require complete copies of all required policies, at any time.

Safety Requirements

The contractor will report all health and safety issues promptly to the School Administrator at the specific school site as well as to the Facilities & Maintenance Coordinator at AIMS K-12. All contracted facility maintenance staff will wear proper safety equipment and be trained on the safe usage of hazardous materials at the workplace by the contracted provider. The contractor will ensure that all such materials on school premises are permissible per law and are identified, labeled, and stored at all times.

The contractor will ensure the safety of all individuals on grounds while performing services and be knowledgeable of and abide by all provisions of local, state and federal codes, statutes and ordinances in regard to safety and building code compliance.

Intent of RFP

The purpose of this RFP, is to establish a mutually beneficial contractual relationship with an experienced and qualified contractor to provide **janitorial services** to AIMS K-12 campuses previously mentioned. The selected provider will ensure that staff, students, and community users of AIMS K-12 facilities have a safe, healthy, functional, and legally compliant environment that contributes positively to the educational activities of AIMS K-12. AIMS K-12 seeks bidders who will provide superior workforce supervision, quality assurance, and customer services most efficiently and cost-effectively possible while maintaining the highest levels of safety and reliability.

The immediate objective of this RFP is to offer experienced & professional companies who can perform all services the opportunity to present a detailed proposal of their qualifications and experience in providing these services to schools and other facilities of similar size and scope as AIMS K-12 facilities.

Bidders will be evaluated based on responses outlined in Section 3 as well as any additional information collected as part of this RFP process.

Each proposal must detail the bidder's experience and expertise in order to allow AIMS K-12 to properly and efficiently evaluate each proposal. AIMS K-12 will select the proposal that it deems most qualified to serve the best interest of AIMS K-12, in its sole and absolute discretion.

The period of the contract resulting for this RFP is tentatively scheduled to begin on or about March 1, 2024 and continue through June 30, 2024, with options to renew on a yearly basis.

SCOPE OF SERVICES

Overview of Services

The contracted provider will supply janitorial services to 3 schools (2 locations) during the 2023-2024 academic year. Services will be required during and after school hours with the exact schedule determined by the school.

Specific responsibilities and frequency of duties performed are detailed in **EXHIBIT 1.**

The proposal should include the cost of services and the number of staff required for each facility. A walk-through of school sites listed in this RFP can be arranged upon request with at least 3 business days advance notice and subject to school availability.

Please contact Jason Perry at <u>jason.perry@aimsk12.org</u> to schedule a facility walk-through for any school location included in this RFP. Bidders who contact or visit schools without scheduling a visit with Jason Perry will be subject to dismissal from bidding on the contract.

SECTION 3 FORMAT OF BIDDER'S PROPOSAL

To ensure that all Proposals are evaluated in an equivalent fashion, Bidders must submit a Proposal that corresponds to the sequence and format outlined below. The Bidder should ensure that its Proposal clearly explains all issues and questions addressed in this Section. In responding, it is at the discretion of the Bidder to expand upon topics.

EACH PROPOSAL SHALL CONTAIN THE FOLLOWING SECTIONS:

- 1. Experiences and References
- 2. Proof of insurance
- 3. Bid Pricing
- 4. List of Exceptions
- 5. Additional Capacities (if applicable)

1. Experiences and References

To demonstrate the company's experience with similar schools or other facilities and experiences in the education sector, include:

- Summary Description of company and relevant experiences, as well as that of any strategic partners, if applicable.
- A list of clients served within the past five years (preferably schools); please include contact information (name, address, email, phone number).

2. Proof of Insurance

To demonstrate contractors' ability of insurance obligations, please provide proof of insurance in the amounts outlined in <u>Section 2</u>: <u>Insurance Requirements</u>.

3. List of Exceptions

If applicable, submit a detailed list setting forth any requested exceptions, including explanations, to the RFP {i.e., of specific services that will not be provided by the bidder, and justifying reasons).

4. Bid Pricing

Provide provider bid pricing information with a breakdown of specific costs for services outlined in Exhibit 1. Please include:

- An hourly billable rate for routine cleaning services {daily, weekly and monthly}
- Rate to perform re-waxing of vinyl floors and carpet shampoo over winter, spring and summer breaks.
- Rate to perform optional maintenance services

5. Additional Capacities(if applicable)

If applicable, description of any other resources to be provided by the contractor which would enhance the contractor's ability to carry out the services {cost savings guarantees, etc.).

Qualifications and Experience

The qualified contracted firm must satisfy the following requirements:

- Maintain a permanent place of business
- Have adequate manpower and equipment to perform the services in an adequate manner
- Have satisfactorily furnished services of familiar size and scope for at least 12 months

Selecting Proposal

AIMS reserves the right to consider proposals based on their relative merit, risk and values to the organization, and reserves the right to negotiate with all contracted firms. Evaluation offers will be based on the Vendor's responsiveness to the RFP and the total price quoted for all items covered by the RFP. The successful contracted firm may be asked to participate in negotiations and may be asked to make revisions to their proposals based on their negotiations. In submitting a proposal, each contracted firm acknowledges that they have read and understand these requirements.

Evaluation Criteria

The following criteria will be used to evaluate each contracted firm's proposal:

- Adequacy of the proposed methodology of the vendor
- Skill and experience of key personnel
- Demonstrate company experience
- Compliance with administrative requirements of the request for proposal format, due date etc.
- Vendor's financial stability
- Vendor's demonstrated commitment to the education sector
- Results of communications with references supplied by vendor
- Ability/commitment to meeting time deadlines
- Cost

Rejection of Proposal

AIMS reserves the right to accept or reject any proposals and to waive any minor discrepancies or technicalities in the proposal or specifications, which are required to complete this project, or when deemed to be in the best interest of AIMS.

Confidentiality

All information presented in this RFP, including information subsequently disclosed by AIMS during the proposal process, shall be considered confidential and should not be released to outside parties. This document represents a request for proposal only and in no way should be construed as a contract or letter of intent.

Project Deliverables

All recommendations identified during this engagement will be documented and reviewed with AIMS management. All deliverables produced during the engagement are for sole use AIMS management. All work papers, analyses and final reports will remain the property of AIMS

Cost of Bid

The contracted firm shall bear all costs associated with the proposal meeting(s), interview(s), preparation and submission of the bid and AIMS shall in no case be responsible or liable for those costs, regardless of the conduct or outcome of the solicitation.

AIMS K-12 RESERVATIONS OF RIGHTS

Any proposal not providing the required information, or not conforming to the format specified in this RFP, may be disqualified on that basis. Incomplete proposals or proposals submitted after the submission deadline may not be considered.

AIMS K-12 reserves the right, in its sole and absolute discretion {for this provision and all other provisions contained in this RFP), to accept or reject, in whole or in part, any or all proposals with or without cause.

AIMS K-12 further reserves the right to waive any irregularity or informality in the RFP process or any proposal.

AIMS K-12 further reserves the right to make corrections or amendments due to errors identified in proposals by AIMS K-12 or the bidder.

AIMS K-12 further reserves the right to modify and/or amend the final contract in negotiation with the contractor.

AIMS K-12 further reserves the right to select one or more bidders to perform the services.

EXHIBITS

The following Exhibits are included in this RFP:

EXHIBIT 1: Routine Cleaning Schedule EXHIBIT 2: School Calendar

EXHIBIT 3: Floorplans/School Maps

EXHIBIT 1: Routine Cleaning Schedule

Description of Work- 171 12th St - 12th Street - Campus (45,000 sqft)

The general areas to be serviced six days a week include the following: All classrooms, offices, restrooms, common areas, stairwells and outside areas.

- 6am Start staff to turn off the alarm, unlock garage gate, shall check all common areas, classrooms, stairways, bathrooms, exterior spaces for trash, etc. Power washing of courtyard and Madison Stairs and walkway as needed.
- Empty all trash receptacles (check common area, bathrooms hourly and after food service)
- Dust and disinfect (where appropriate) furniture, including desktops, computer equipment, tables, and chairs with treated cloth
- Surfaces under 7' in height shall be cleaned on a continuous basis. If it can collect dust it should be wiped down no less than once a week. Tables, desks, counters and other surfaces shall be wiped down daily.
- All carpeted areas should be vacuumed at least 3 days a week or as requested. No
 vacuuming during school hours. Unless requested by school staff for spill clean up.
- Dust mop and damp/wet mop all hard surfaces use wet floor signage is required
- Clean with sanitary spray and to a shine all dispensers, mirrors, sinks, and faucets
- Wipe clean and polish all splash areas
- Scrub toilet and urinal interiors with a liquid abrasive and flush afterward
- Fill paper towel dispensers and add toilet paper to holders.
- Sweep the floor, apply solution, clean around the wall, under toilets and urinals. Wet mop the entire floor surface.
- Clean and sanitize drinking fountains and door handles
- Clean and remove fingerprints from door glass and interior office windows, and from all glass-topped furniture
- Remove trash/recycling to appropriate outside dumpster
- Inspect area; secure doors and lights (doors found unlocked shall be re-locked)
- Parking garage to be blown out as needed or a minimum once per week.
- Outside sidewalks, driveway, stairways, etc. to be blown off as needed or minimum 3 times a week.
- Vacuum all HVAC vent covers removing dust, once a quarter or as needed
- Stairways are to be checked before, during and after school, a full mopping and cleaning shall be performed daily. Signage required on all stairway entry points during cleaning until the area is dry.
- PM staff is responsible for locking the Parking garage gate and setting the alarm.

Winter, Spring, and Summer Breaks

- Strip and wax all vinyl flooring throughout the building, including common areas, classrooms, closets, cafeteria and offices.
- Remove classroom furniture before buffing and replace after wax has dried.
- Shampoo all carpeted areas.

Special Assignment

• Keep janitorial closets clean and organized; label all products; mops are to be cleaned and stored appropriately; sinks should be cleaned and drains free of mop strings and other debris; and faucets should be tightly secured.

Overall Requirements

- Janitorial Service shall be performed from 6:00 am -8:00 pm Monday through Friday, Saturday 6:00 am TBD
- Janitorial Services are expected to be on-site and on the building(s) no later than 6:00 am Monday-Friday and weekends as requested
- All working staff need to have a cleared background check and TB Test/Risk assessment clearance prior to start working at the school site. Any new personnel will need to be cleared before starting at the site. In addition, all janitorial staff assigned to AIMS K-12 must be bonded and insured. All janitorial staff shall wear a work uniform that clearly displays the company name and name of the employee.
- The contracted firm warrants, covenants and otherwise agrees that the personnel it assigns to AIMS K-12 shall be responsible individuals free of felony convictions.
- The contracted firm may not substitute any employee on AIMS K-12 property without prior notification to AIMS K-12.
- The contracted firm's personnel shall not disturb papers on desks, or open drawers, cabinets, files or bookcases.
- AIMS K-12 telephones shall not be used by the contracted firm's personnel for personal use
- Under no circumstances shall the contracted firm's personnel be allowed to bring visitors, children, or other relatives into AIMS K-12 buildings.
- The contracted firm shall assume full responsibility for the actions of its employees or agents and shall repair or replace any damaged item or area of AIMS K-12 facilities caused by the actions of its employees or agents unless said damage occurred under circumstances beyond their reasonable control as determined by AIMS K-12.

<u>Description of Work-746 Grand Avenue - Lakeview Campus (25,000 sqft)</u>

The general areas to be serviced five days a week include the following: All classrooms, offices, restrooms, common areas, stairwells and outside areas.

- 6am Start staff to unlock the gate, shall check all common areas, classrooms, stairways, bathrooms, exterior spaces for trash, etc. Power washing stairs and walkway as needed.
- Empty all trash receptacles (check common area, bathrooms hourly and after food service)
- Dust and disinfect (where appropriate) furniture, including desktops, computer equipment, tables, and chairs with treated cloth

- Surfaces under 7' in height shall be cleaned on a continuous basis. If it can collect dust it should be wiped down no less than once a week. Tables, desks, counters and other surfaces shall be wiped down daily.
- All carpeted areas should be vacuumed at least 3 days a week or as requested. No vacuuming during school hours. Unless requested by school staff for spill clean up.
- Dust mop and damp/wet mop all hard surfaces use wet floor signage is required
- Clean with sanitary spray and to a shine all dispensers, mirrors, sinks, and faucets
- Wipe clean and polish all splash areas
- Scrub toilet and urinal interiors with a liquid abrasive and flush afterward
- Fill paper towel dispensers and add toilet paper to holders. (check all dispensers hourly)
- Sweep the floor, apply solution, clean around the wall, under toilets and urinals. Wet mop the entire floor surface.
- Clean and sanitize drinking fountains and door handles
- Clean and remove fingerprints from door glass and interior office windows, and from all glass-topped furniture
- Remove trash/recycling to appropriate outside dumpster
- Inspect area; secure doors and lights (doors found unlocked shall be re-locked)
- Outside sidewalks, driveway, stairways, etc. to be blown off as needed or minimum 3 times a week.
- Vacuum all radiators removing dust, once a quarter or as needed
- Stairways are to be checked before, during and after school, a full mopping and cleaning shall be performed daily. Signage required on all stairway entry points during cleaning until the area is dry.
- A quality control walkthrough shall be conducted no less than once every other week and the report forwarded to jason.perry@aimsk12.org
- Keep janitorial closets clean and organized; label all products; mops are to be cleaned and stored appropriately; sinks should be cleaned and drains free of mop strings and other debris; and faucets should be tightly secured.

Winter, Spring, and Summer Breaks

- Strip and wax all vinyl flooring throughout the building, including common areas, classrooms, closets, cafeteria and offices.
- Remove classroom furniture before buffing and replace after wax has dried.
- Shampoo all carpeted areas.

Overall Requirements

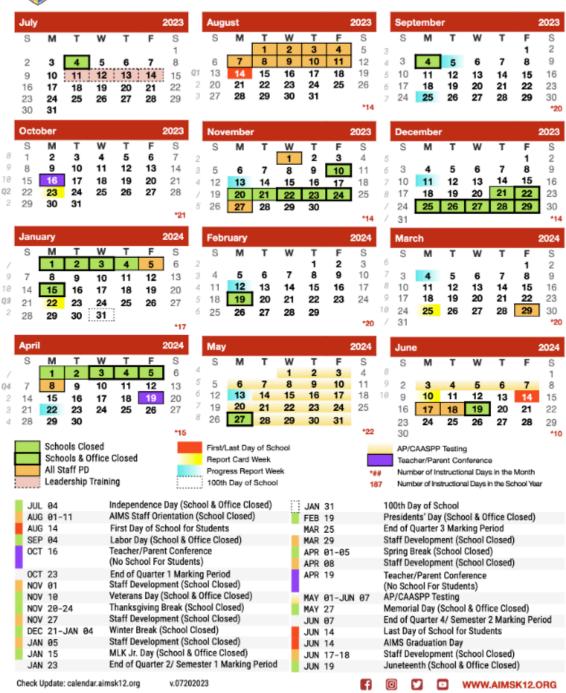
- Janitorial Service shall be performed from 6:00 am -8:00 pm Monday through Friday.
- Janitorial Services are expected to be on-site and on the building(s) no later than 6:00 am Monday-Friday and weekends as requested
- All working staff need to have a cleared background check and TB Test/Risk assessment clearance prior to start working at the school site. Any new personnel will need to be cleared before starting at the site. In addition, all janitorial staff assigned to AIMS K-12

- must be bonded and insured. All janitorial staff shall wear a work uniform that clearly displays the company name and name of the employee.
- The contracted firm warrants, covenants and otherwise agrees that the personnel it assigns to AIMS K-12 shall be responsible individuals free of felony convictions.
- The contracted firm may not substitute any employee on AIMS K-12 property without prior notification to AIMS K-12.
- The contracted firm's personnel shall not disturb papers on desks, or open drawers, cabinets, files or bookcases.
- AIMS K-12 telephones shall not be used by the contracted firm's personnel for personal use.
- Under no circumstances shall the contracted firm's personnel be allowed to bring visitors, children, or other relatives into AIMS K-12 buildings.
- The contracted firm shall assume full responsibility for the actions of its employees or agents and shall repair or replace any damaged item or area of AIMS K-12 facilities caused by the actions of its employees or agents unless said damage occurred under circumstances beyond their reasonable control as determined by AIMS K-12.

EXHIBIT 2: School Calendar



AIMS K-12 College Prep Charter District 2023-2024 School Calendar



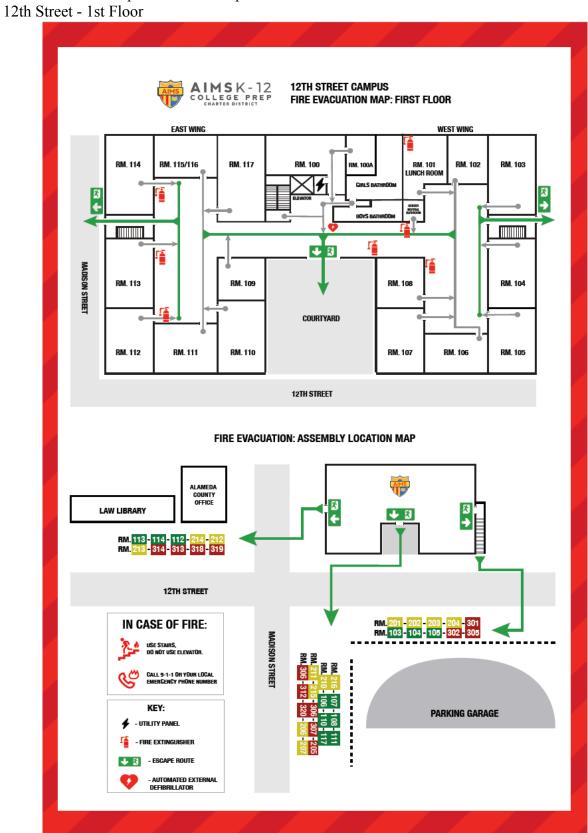
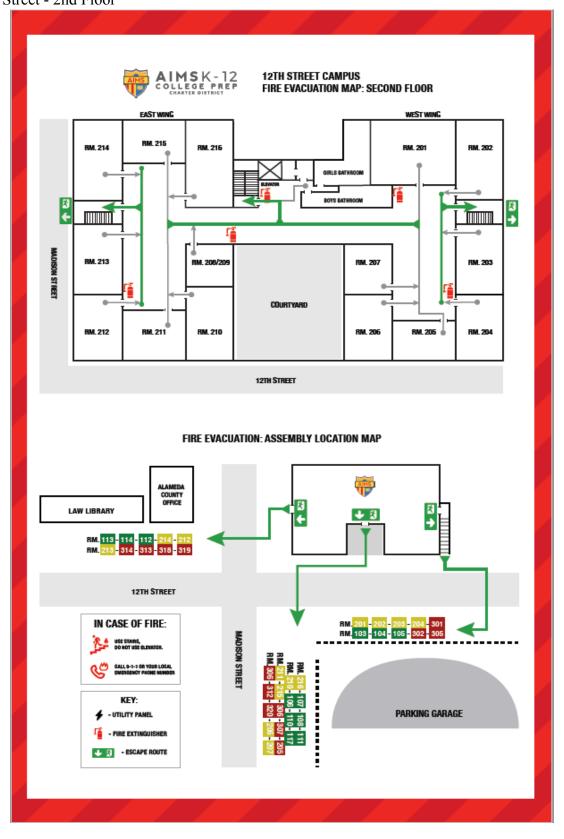


EXHIBIT 3: Floorplans/School Maps 12th Street - 2nd Floor



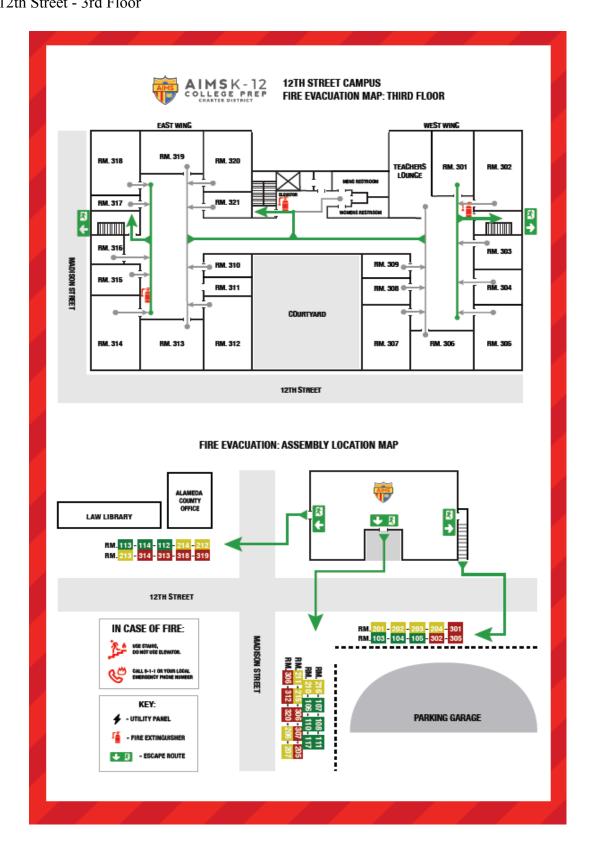


EXHIBIT 3: Floorplans/School Maps Lakeview Campus

