

## **IMPORTANT NOTICE**

**THIS IS AN ELECTRONIC PROCUREMENT (eBID)**

**SUBMISSIONS WILL ONLY BE ACCEPTED  
ELECTRONICALLY VIA THE BONFIRE PORTAL**

**<https://fairfaxcounty.bonfirehub.com>**

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Fairfax County Government uses a procurement portal powered by Bonfire Interactive for accepting and evaluating proposals. To register, visit <https://fairfaxcounty.bonfirehub.com>. Additional assistance is also available at [Support@GoBonfire.com](mailto:Support@GoBonfire.com).

Submitting proposals via the Bonfire portal is **mandatory**. Fairfax County will not accept proposals submitted by paper, telephone, facsimile ("FAX") transmission, or electronic mail (e-mail) in response to this RFP. Reference section titled "ELECTRONIC SUBMISSION OF PROPOSAL" in the Special Provisions, for additional information.

Fairfax County strongly encourages offerors to submit proposals well in advance of the proposal submission deadline. A proposal submission is not considered successful unless all necessary files have been uploaded and the 'Submit & Finalize' step has been completed. Offerors are responsible for the consequences of any failure to plan ahead in the submission of its Proposal.

SPECIAL PROVISIONS**1. SCOPE OF SERVICES:**

- 1.1. The purpose of this Request for Proposal is to solicit sealed proposals to establish a contract through competitive negotiation for the County of Fairfax, Virginia for **Custodial Services at the Fairfax County Government Center** listed in paragraph 4 of the Special Provisions, in accordance with the terms and conditions of this Request for Proposal.

**2. OPTIONAL SITE-VISIT:**

- 2.1. An **optional site visit of the property is available and will be held on June 22, 2021 at 9:00 am** for all offerors interested in submitting a proposal.
- 2.2. To RSVP for the optional site visit please contact the following.

Name: Gonzalo Cebas  
 Email: [Gonzalo.Cebas@fairfaxcounty.gov](mailto:Gonzalo.Cebas@fairfaxcounty.gov)

- 2.3. When attending the site visits, offerors agree to follow the suggested social distancing and mask protocol in accordance with the current Phase Opening requirements.
- 2.4. All communications and requests for information and clarifications shall be directed to the following procurement official:

Nicole Cifci, CPPB, VCA, Contract Specialist II  
 Department of Procurement and Material Management  
 Telephone: (703) 324-2854  
 Email: [nicole.cifci@fairfaxcounty.gov](mailto:nicole.cifci@fairfaxcounty.gov)

**3. CONTRACT PERIOD AND RENEWAL:**

- 3.1. This contract will begin on December 1, 2021, or date of award, whichever is later, and terminate on November 30, 2023.
- 3.2. The County reserves the right to renew the contract for three (3) additional (1) year periods based on satisfactory contractor performance and if agreeable to all parties. Automatic contract renewals are prohibited. Contract renewals must be authorized by and coordinated through the County's Department of Procurement and Material Management (DPMM). These renewals will be based upon the contractor's performance evaluation described in Attachment B, Technical Provisions, Section 23.
- 3.3. The obligation of the County to pay compensation due the contractor under the contract or any other payment obligations under any contract awarded pursuant to this Request for Proposal is subject to appropriations by the Fairfax County Board of Supervisors to satisfy payment of such obligations. The County's obligations to make payments during subsequent fiscal years are dependent upon the same action. If such an appropriation is not made for any fiscal year, the contract shall terminate effective at the end of the fiscal year for which funds were appropriated and the County will not be obligated to make any payments under the contract beyond the amount appropriated for payment obligations under the contract. The County will provide the contractor with written notice of non-appropriation of funds within thirty (30) calendar days after action is completed by the Board of Supervisors. However, the County's failure to provide such notice shall not extend the contract into a fiscal year in which sufficient funds have not been appropriated.

**4. BACKGROUND:**

- 4.1. The current contract and all amendments can be viewed from our contract register at [www.fairfaxcounty.gov/contracts](http://www.fairfaxcounty.gov/contracts) by entering the contract number **4400004833** in the contract number field.

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## 4.2. The building included in this solicitation are as follows:

1. **Fairfax County Government Center:** Located at 12000 Government Center Parkway, Fairfax, Virginia 22035. This facility is open for business Monday through Friday from 8:00 a.m. – 5:00 p.m. This facility is also open in the evenings for public hearings, board meetings and citizen meetings. The facility is routinely open on Saturdays and may open on Sundays for planned special events. Generally, weekend access is restricted to Conference Center, Auditorium, Forum, as well as first and second floor corridors and restrooms adjacent to these areas. For Day Porter service requirements, see Attachment B (Technical Provisions paragraph 4.3).

The facility contains approximately 675,000 square feet of cleanable interior space, plus two garage levels which total approximately 400,000 square feet. This contract also requires policing of the building grounds which consist of parking areas, access roads, streets, lawns, flower and shrub beds and walkways. The exterior building grounds are approximately 300,000 square feet of space.

Ceramic Floor tile	16,943 SF	Atrium Lobby pavers	8,690 SF
Ceramic Tile Base	4,412 SF	Forum pavers	4,530 SF
Ceramic wall tile (wet wall, showers, locker rooms & restrooms)	12,614 SF	Forum & Atrium stair tread	1,080 LF
<b>Wood Flooring</b>		Forum & Atrium stair risers	1,400 LF
Wood flooring	3,515 SF	Forum seat treads	1,888 LF
Wood base	6,721 SF	Forum seat risers	2,016 LF
<b>Vinyl Flooring</b>		Forum benches 5'	2 each
Vinyl tile flooring	36,000 SF	Forum benches 10'	6 each
Vinyl base	8,710 LF	Forum door portals	4 each
Vinyl base –office	56,928 LF	Forum & Lobby wall panels	2,490 SF
Vinyl flooring (areas not specified)	18,420 SF	Forum & Lobby base	490 LF
<b>Carpet</b>		County Seal	1
Public area	8,911 SY	<b>Computer Room Access Floor</b>	
Office area	47,441 SY	Raised flooring	19,000 SF
Auditorium / Forum	1,150 SY		
Other carpet	900 SY		

<b>Total Cleanable Space</b>		<b>Restroom Fixtures</b>	
Lower-level garage	197,000 SF	Urinals	73
Upper-level garage	198,000 SF	Lavatories	274
Ground Level	163,000 SF	Showers	8
Plaza	143,000 SF	Lockers	133
3 <sup>rd</sup> level	122,000 SF	Toilet partitions	216 each
4 <sup>th</sup> level	115,000 SF	Mirrors	776 SF
5 <sup>th</sup> level	103,000 SF	Water closets	217 each
<b>Total</b>	<b>1,041,000 SF</b>	Men's Restrooms	22
<b>Glass</b>		Women's Restrooms	22
Windows	31,416 SF	Private Restrooms	7
Atrium Storefront	4,010 LF	<b>Miscellaneous Fixtures</b>	
Glass railings	3,166 SF	Water coolers	47 each
Main entrance skylight	480 SF	Regular sinks	32 each
Atrium skylights	13,410 SF	Janitor sinks	12 each
Garage elevator lobby glass	2,500 SF	Floor drains	36 each
<b>Conveying Systems</b>		<b>Special Features</b>	
Hydraulic elevator (3 stop)	1 each	Stair flights	Yes
Geared traction elevator (5 stop)	14 each	Venetian blinds	Yes

SPECIAL PROVISIONS**5. STATEMENT OF NEEDS:**

- 5.1. Qualified offerors are encouraged to submit a proposal to cover the management, supervision, equipment, and supplies necessary to provide Custodial Services at the facility listed in this Request for Proposal as outlined in **Attachment B (Technical Provisions)**. The contractor will be responsible for the custodial services at these facilities, their associated grounds and parking areas in an efficient, economical and reliable manner.
- 5.2. The contractor will be responsible for night cleaning Five (5) days a week, Monday thru Friday, except for Fairfax County holidays. Service shall commence no earlier than 6:00 p.m. and must be completed by midnight. Scheduled special cleaning or project work may be required on weekends. NOTE: County activities, at times, may conflict with the Contractor's ability to perform scheduled night cleaning service. If the contractor cannot perform scheduled service due to a County activity, then the contractor is responsible for performing this service by 8:00 am the following morning.

**6. TECHNICAL PROPOSAL INSTRUCTIONS:**

The offeror must submit their response to the Technical Proposal as instructed in Bonfire containing the following information. This information will be considered the minimum content of the proposal. Proposal contents shall be arranged in the same order and identified with headings as presented herein. In addition, the offeror will submit in Bonfire an executed County's Cover Sheet (DPMM32), all the Attachment A documents and all issued Addenda (as applicable).

## 6.1. Tab 1 – Introduction:

- a. Offeror Profile: Name of firm submitting proposal; main office address; when organized; if a corporation, when and where incorporated; appropriate Federal, State, and County registration numbers.
- b. Contract History: Provide a narrative listing current contracts that are comparable in scope and size to the facility identified earlier in Paragraph 4 of this RFP. The offeror may demonstrate comparable size if cumulative current contract building inventory is the same, or greater, in size and scope.
  1. Type of facility and gross square footage
  2. Estimated dollar amount of contract
  3. Services included in the contract
  4. Identification of subcontracted services and annual cost of each service
  5. Type of contract (i.e. cost reimbursable, incentive fee, fixed price, etc.)
  6. Date of contract start and term
- c. Management Controls:
  1. Plan for initiating and maintaining reports, logs and records. This plan shall include but not be limited to samples of report forms for daily man-hours, staffing, employee work schedules, quality control, project work and special request, security clearances, training and monthly summaries of work performed. Also describe how this plan will be coordinated for review and acceptance by Fairfax County.
  2. A management plan to ensure that good tenant relations are maintained. This plan shall include a description of planned procedures for monitoring and following up on service calls and following up on tenant agency's complaints. A description of Project Manager and supervisory controls should be included.

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3. Identify up to 3 references who may verify the proven effectiveness of your company's management controls as stated in paragraphs 1 and 2 above.
4. Proposed delegation of Authority from home/district office to facility supervisors.
5. A copy of personnel procedures including, but not limited to, hiring, retention, employee turnover ratio, internal investigations and discipline procedures.

d. Phase in Plan:

1. Proposed lead time for employees start dates from the notice to proceed that demonstrates your company's capabilities to enact an effective transition of services.
2. A description of the plan and procedures to be employed to ensure the continuity of services at the facility during the phase in and transition to successive Contractor.

## 6.2. Tab 2 – Statement of Qualifications:

- a. Organizational and Staff Experience: Offerors must describe their qualifications and experience to perform the work described in this Request for Proposal. Information about experience should include direct experience with the specific subject matter.
- b. References: Special notation must be made of similar or related programs performed and must include organization names, addresses, names of contact persons, and telephone numbers for such reference.
- c. Personnel: Full-time and part-time staff, proposed consultants and subcontractors who may be assigned direct work on this project should be identified. Information is required which will show the composition of the task or work group, its specific qualifications, and recent relevant experience. Special mention shall be made of direct technical supervisors and key technical personnel, and approximate percentage of the total time each will be available for this project. The technical areas, character and extent of participation by any subcontractor or consultant activity must be indicated and the anticipated sources will be identified.

Resumes of Supervisory and management staff are required indicating education, background, recent relevant experience with the subject matter of the project. Current telephone numbers must be included. Resumes should indicate size of facilities and a general scope of their responsibilities and achievements.

The personnel named in the technical proposal will remain assigned to the project throughout the period of this contract. No diversion or replacement may be made without submission of a resume of the proposed replacement with final approval being granted by the County Purchasing Agent.

- d. A staffing plan is required which describes the Offeror's proposed staff distribution to accomplish this work. The staffing plan should indicate a chart that partitions the time commitment of each professional staff member across the proposed tasks and a timeline for the project. It is mandatory that this section identify the key personnel who are to work on the project, their relationship to be contracting organization, and amount of time to be devoted to the project. This includes Consultants as well as regular employees of the offeror, if relevant.

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## 6.3. Tab 3 – Understanding the Statement of Needs:

The offeror must present a description of the phases or segments into which the proposed program can logically be divided and performed, together with flow charts. The technical narrative should address separately each of the “Statement of Needs” described in the Request for Proposal and responses should be keyed to appropriate paragraph numbers providing the following information below:

This section should also contain a discussion of any changes proposed by the offeror that substantially differs from the project scope described in these Special Provisions.

- a. Offeror's proposed definitive Scope of Work with explanation of technical approaches and a detailed outline of the proposed program for executing the requirements of the Statement of Needs and achieving project objectives. Statement and discussion of the requirements as they are analyzed by the offeror and should address the plans for the following items:
  1. Plan of Work
  2. Emergency Response Plan
  3. Quality Control Plan
  4. Training Program
  5. Supplies and Equipment
  6. Porter Services
  7. Subcontracting Plan
  8. Security Clearance Procedure
  9. Communication System
  10. Key Control/Building Security
- b. Preliminary layouts, sketches, diagrams, other graphic representations, calculations, and other data as may be necessary for presentation, substantiation, justification or understanding of the Statement of Needs.
- c. Offeror should demonstrate an awareness of difficulties in the completion of this undertaking, and a plan for surmounting them. Special attention should be given to methodological issues that will be encountered in such a project.
- d. Offeror may also comment if deemed appropriate, on any aspect of the Request for Proposal, including suggestions on possible alternative approaches to the coverage, definition, development, and organization of the issues presented in the “Statement of Needs” section, and may propose alternative approaches.

**7. COST PROPOSAL INSTRUCTIONS:**

- 7.1. The offeror must submit their response to the Cost Proposal as instructed in Bonfire fully supported by cost and pricing data adequate to establish the reasonableness of the proposed fee. The following information should be submitted as part of the cost proposal:
  - a. Offerors price for services should be clearly identified as a price per facility (reference Special Provisions paragraph 4) per month and per year.
  - b. Offerors must provide a price breakdown for each major custodial cost item such as labor, supplies, equipment, G+A, overhead, etc. for each facility.
  - c. Any breakdown of direct labor and labor overhead costs shall include the number of man- hours and applicable actual hourly rates, overhead rate and supporting schedule and other expenses such as clerical support, other overhead costs, supplies, etc., for each facility.

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- d. Breakdown of costs for additional services (Items 1-5 are applicable as a contract rate for any building covered under this contract and do not require a breakdown of costs. Items 8-9 require an itemized cost per building):
1. Emergency Service – cost per hour per person.
  2. Special event porter service – cost per porter per hour
  3. Carpet cleaning – cost per square foot – above required frequencies
  4. Strip and Wax – cost per square foot – above required frequencies
  5. Additional Regular day porter service – cost per hour per porter
  6. Cost for window washing per occurrence interior only.
  7. Cost for window washing per occurrence interior and exterior.
  8. Computer under-floor cleaning – per square foot
  9. Power washing of entire floor surfaces at both garage levels – per occurrence
  10. Event Clean up – cost per job:
    - Board Auditorium
    - Public forum & Lobby
    - Restrooms (cost per restroom to clean & service)
    - Conference Center (cost per room & cost for entire center)
    - 1<sup>st</sup> floor Atriums (North & South)
- e. Financial Statements: The offeror shall provide an income statement and balance sheet from the most recent reporting period.

**8. PRICING:**

- 8.1. The subsequent contract will be a firm-fixed price agreement. Pricing will remain firm for the first two (2) years. Annual changes in cost for any subsequent contract years may be based on the Consumer Price Index (CPI-U), or other relevant indices, not to exceed 3%.
- 8.2. The request for a change in the unit price shall include as a minimum, (1) the cause for the adjustment; (2) proposed effective date; and, (3) the amount of the change requested with documentation to support the requested adjustment (i.e., appropriate Bureau of Labor Statistics, Consumer Price Index (CPI-U), change in manufacturer's price, etc.).
- 8.3. Price decreases shall be made in accordance with paragraph 40 of the General Conditions & Instructions to Offerors. (Appendix A)

**9. TRADE SECRETS/PROPRIETARY INFORMATION:**

- 9.1. Trade secrets or proprietary information submitted by an offeror in connection with a procurement transaction shall not be subject to public disclosure under the Virginia Freedom of Information Act; however, offerors must invoke the protections of this section prior to or upon submission of the data or other materials.
- 9.2. **The offeror must identify the data or other materials to be protected and state the reasons why protection is necessary.** Disposition of material after award(s) should be stated by the offeror.
- 9.3. Request for Protection of Trade Secrets or Proprietary Information (Attachment A4) is provided as a courtesy to assist offerors desiring to protect trade secrets or proprietary information from disclosure under the Virginia Freedom of Information Act.
- 9.4. The classification of an entire proposal document, line item prices, and/or total proposal prices as proprietary or trade secrets is not acceptable and may result in rejection of the proposal.

SPECIAL PROVISIONS**10. REQUIRED SUBMITTALS:**

- 10.1. Each Offeror responding to this Request for Proposal must supply all the documentation required in the RFP. Failure to provide documentation with the Offeror's response to the RFP will result in the disqualification of the Offeror's proposal.

**11. ELECTONIC SUBMISSION OF PROPOSAL:**

- 11.1. Proposals must be received electronically through Fairfax County's online Procurement Portal at: <https://fairfaxcounty.bonfirehub.com>, on or before the Submittal Deadline. Submissions will only be accepted through the portal. Fairfax County will not accept proposals submitted by paper, telephone, facsimile ("FAX") transmission, or electronic mail (i.e., e-mail) in response to this RFP. Proposal submissions and registration are free of charge. Offerors can register for a free account at: <https://fairfaxcounty.bonfirehub.com>, which will be required when preparing a submission. Documents may be uploaded at any time during the open period. The official time used for receipt of proposals/modifications is the time stamp within the Bonfire portal. No other clocks, calendars or timepieces are recognized. For technical questions related to a submission contact Bonfire at [Support@GoBonfire.com](mailto:Support@GoBonfire.com) or click on the link "Contact Bonfire Support here" under Need Help?. (Note: it takes an average of 16 minutes to an hour for a response). Therefore, offerors shall take the necessary steps to submit their proposals in advance.

- 11.2. Offerors can view all the user guides which provide step by step instructions regarding use of Bonfire: <https://support.gobonfire.com/hc/en-us/categories/360000773733-User-Guides>.

Listed below are some helpful guides that will assist offerors regarding Registration and Submission:

- Vendor Registration  
<https://support.gobonfire.com/hc/en-us/articles/36001135513-Vendor-Registration>
- Creating and uploading a submission  
<https://support.gobonfire.com/hc/en-us/articles/360011034814-Creating-and-Uploading-a-Submission-for-Vendors->

- 11.3. If, at the time of the scheduled proposal closing Fairfax County Government is closed due to inclement weather or another unforeseeable event, the proposal closing will still proceed electronically through the Bonfire system.
- 11.4. Technical Information: Uploading large documents may take time, depending on the size of the file(s) and your Internet connection speed. You will receive an email confirmation receipt with a unique confirmation number once you finalize your submission. Minimum system requirements for the Bonfire portal - Internet Explorer 11, Microsoft Edge, Good Chrome, or Mozilla Firefox. Javascript must be enabled. Browser cookies must be enabled.
- 11.5. It is the Offeror's responsibility to clearly identify and to describe the services being offered in response to the Request for Proposal. Offerors are cautioned that organization of their response, as well as thoroughness is critical to the County's evaluation process. The RFP forms must be completed legibly and in their entirety; and all required supplemental information must be furnished and presented in an organized, comprehensive and easy to follow manner.
- 11.6. Unnecessarily elaborate brochures of other presentations beyond that sufficient to present a complete and effective proposal is not desired.
- 11.7. By executing the cover sheet (DPMM32), Offeror acknowledges that they have read this Request for Proposal, understand it, and agree to be bound by its terms and conditions.



SPECIAL PROVISIONS**12. ADDENDA:**

- 12.1. Offerors are reminded that changes to the RFP, in the form of addenda, are often issued between the issue date and within five (5) days before the due date. All addenda shall be signed and submitted before the due date/time or must accompany the proposal.
- 12.2. Notice of addenda will be posted on eVA and Bonfire. It is the Offeror's responsibility to monitor the web page for the most current addenda at <https://fairfaxcounty.bonfirehub.com>.
- 12.3. The **last day** to submit questions to be addressed in the addendum will be addressed in **Bonfire under "Questions Due Date"**. All questions pertaining to this RFP shall be submitted to [nicole.cifci@fairfaxcounty.gov](mailto:nicole.cifci@fairfaxcounty.gov).

**13. PROPOSAL ACCEPTANCE PERIOD:**

- 13.1. Any proposal submitted in response to this solicitation shall be valid for one hundred eighty (180) days. At the end of the days the proposal may be withdrawn at the written request of the offeror. If the proposal is not withdrawn at that time it remains in effect until an award is made or the solicitation is canceled.

**14. BASIS FOR AWARD:**

- 14.1. This Request for Proposal is being utilized for competitive negotiation. Under the competitive negotiation process, a contract may be awarded to the responsible offeror whose proposal is determined to be the most advantageous to the County, taking into consideration price and the evaluation factors set forth in the Request for Proposal. The County reserves the right to make multiple awards as a result of this solicitation.
- 14.2. A Selection Advisory Committee has been established to review and evaluate all proposals submitted in response to this Request for Proposal. The Committee shall conduct a preliminary evaluation of all proposals on the basis of the information provided with the proposal, and the evaluation criteria listed below. Based upon this review, the cost proposals of the highest rated offeror(s) will then be reviewed.
- 14.3. No Offeror, including any of their representatives, subcontractors, affiliates and interested parties, shall contact any member of the Selection Advisory Committee or any person involved in the evaluation of the proposals. Selection Advisory Committee members will refer any and all calls related to this procurement to the procurement official named in 2.4 above. Failure to comply with this directive may, at the sole discretion of the County, result in the disqualification of an offeror from the procurement process.
- 14.4. Based on the results of the preliminary evaluation, the highest rated offeror(s) may be invited by the County Purchasing Agent to make oral presentations to the Selection Advisory Committee. This committee will then conduct a final evaluation of the proposals. Selection shall be made of two or more offerors deemed to be fully qualified and best suited among those submitting proposals, on the basis of the factors involved in the Request for Proposal, including price if so stated in the Request for Proposal. Negotiations shall then be conducted with each of the offerors so selected. After negotiations have been conducted with each offeror so selected, the County shall select the offeror which, in its opinion, has made the best proposal, and shall award the contract to that offeror.
- 14.5. Should the County determine in writing and in its sole discretion that only one offeror is fully qualified, or that one offeror is clearly more highly qualified than the others under consideration, a contract may be negotiated and awarded to that offeror. The Committee will make appropriate recommendations to the County Executive and Board of Supervisors, if appropriate, prior to actual award of contract.

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## 14.6. Proposal Evaluation Criteria

The following factors will be considered in the award of this contract:

- a. Detailed response to Special Provisions, section 6.1 **(points 20)**
  - b. Qualifications of firm with appropriately qualified and experienced personnel (ref. Special Provisions, Section 6.2.) **(points 30)**
  - c. Detailed response to Special Provisions, section 5, STATEMENT OF NEEDS (ref. Special Provisions, Section 6.3.) **(points 75)**
  - d. Reasonableness of cost proposal (ref. Special Provisions, Section 7) **(points 25)**
- 14.7. Fairfax County reserves the right to make on-site visitations to assess the capabilities of individual offerors and to contact references provided with the proposal.
- 14.8. The County Purchasing Agent may arrange for discussions with firms submitting proposals, if required, for the purpose of obtaining additional information or clarification.
- 14.9. Offerors are advised that, in the event of receipt of an adequate number of proposals, which, in the opinion of the County Purchasing Agent, require no clarifications and/or supplementary information, such proposals may be evaluated without further discussion. Consequently, offerors should provide complete, thorough proposals with the offerors most favorable terms. Should proposals require additional clarification and/or supplementary information, offerors should submit such additional material in a timely manner.
- 14.10. Proposals which, after discussion and submission of additional clarification and/or supplementary information, are determined to meet the specifications of this Request for Proposal will be classified as "acceptable". Proposals found not to be acceptable will be classified as "unacceptable" and no further discussion concerning same will be conducted.
- 14.11. The County may cancel this Request for Proposal or reject proposals at any time prior to an award and is not required to furnish a statement of the reasons why a particular proposal was not deemed to be the most advantageous.

**15. INSURANCE:**

- 15.1. The Contractor shall be responsible for its work and every part thereof, and for all materials, tools, equipment, appliances, and property of any and all description used in connection therewith. The Contractor assumes all risks of direct and indirect damage or injury to the property or persons used or employed on or in connection with the work contracted for, and of all damages or injury to any person or property wherever located, resulting from any action, omission, commission or operation under the contract.
- 15.2. The Contractor shall, during the continuance of all work under the contract provide the following:
- a. Maintain statutory Worker's Compensation and Employer's Liability insurance in limits of not less than \$100,000 to protect the Contractor from any liability or damages for any injuries (including death and disability) to any and all of its employees, including any and all liability or damage which may arise by virtue of any statute or law in force within the Commonwealth of Virginia.
  - b. The Contractor agrees to maintain Commercial General Liability insurance in the amount of \$1,000,000 per occurrence/aggregate, to protect the Contractor, its subcontractors, and the interest of the County, its officers and employees against any and all injuries to third parties, including bodily injury and personal injury, wherever located, resulting from any action or operation under the contract or in connection with the contracted work.

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- c. The Contractor agrees to maintain owned, non-owned, and hired Commercial Automobile Liability insurance, in the amount of \$1,000,000 per occurrence/aggregate, including property damage, covering all owned, non-owned, borrowed, leased, or rented vehicles operated by the Contractor. In addition, all mobile equipment used by the Contractor in connection with the contracted work will be insured under either a standard Commercial Automobile Liability policy, or a Comprehensive General Liability policy.
  - d. The Contractor agrees to maintain Professional Liability insurance in the amount of \$1,000,000 per claim to cover each individual professional staff.
  - e. Liability insurance may be arranged by General Liability and Automobile Liability policies for the full limits required, or by a combination of underlying Liability policies for lesser limits with the remaining limits provided by an Excess or Umbrella Liability policy.
  - f. Rating Requirements:
    - (1) Contractor agrees to provide insurance issued by companies admitted within the Commonwealth of Virginia, with the Best's Key Rating of at least A: VI.
    - (2) European markets including those based in London, and the domestic surplus lines markets that operate on a non-admitted basis are exempt from this requirement provided that the contractor's broker can provide financial data to establish that a market is equal to or exceeds the financial strengths associated with the A.M. Best's rating of A:VI or better.

Indemnification: Article 58 of the General Conditions and Instructions to Bidders (Appendix A) shall apply.
  - g. The Contractor will provide an original, signed Certificate of Insurance citing the contract number and such endorsements as prescribed herein, and shall have it filed with the County Purchasing Agent before any work is started.
  - h. The Contractor will secure and maintain all insurance certificates of its subcontractors, if any, which shall be made available to the County on demand.
  - i. If the Contractor delivers services from a County-leased facility, the Contractor is required to carry property insurance on all equipment, to include County-owned installed and maintained equipment used by the Contractor while in their care, custody and control for the use of this contract. The Contractor will provide on demand certified copies of all insurance policies related to the contract within ten (10) business days of demand by the County. These certified copies will be sent to the County from the contractor's insurance agent or representative.
- 15.3. No change, cancellation, or non-renewal shall be made in any insurance coverage without a thirty (30) day written notice to the County. The Contractor shall furnish a new certificate prior to any change or cancellation date. The failure of the Contractor to deliver a new and valid certificate will result in suspension of all payments until the new certificate is furnished.
- 15.4. Precaution shall be exercised at all times for the protection of persons (including employees) and property.
- 15.5. The County, its officers and employees shall be named as an "additional insured" in the General Liability policies and it shall be stated on the Insurance Certificate that this coverage "is primary to all other coverage the County may possess."

**16. METHOD OF ORDERING:**

- 16.1. The County may use two (2) different methods of placing orders from the final contract: Purchase Orders (PO's) and approved County procurement cards.
- 16.2. A Purchase Order (PO) may be issued to the contractor on behalf of the County agency ordering the items/services covered under this contract. The purchase order indicates that

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sufficient funds have been obligated as required by Title 15.2-1238 of the Code of the Commonwealth of Virginia.

- 16.3. Procurement Card orders and payments may also be made by the use of a Fairfax County or Fairfax County Public Schools "Procurement" Card. The Procurement Card is currently a Master Card. Contractors are encouraged to accept this method of receiving orders.
- 16.4. Regardless of the method of ordering used, solely the contract and any modification determine performance time and dates.
- 16.5. Performance under this contract is not to begin until receipt of the purchase order, Procurement Card order, or other notification to proceed by the County Purchasing Agent and/or County agency to proceed. Purchase requisitions shall not be used for placing orders.

**17. REPORTS AND INVOICING:**

- 17.1. The Contractor must maintain all records in compliance with federal and state regulations. The Contractor(s) must submit to each program administrator, monthly statistical reports and an annual tabulated report.
- 17.2. The Contractor must invoice each County department using the final contract separately. Invoices for all users of the contract must meet County requirements, unless otherwise indicated. The Contractor must send each department an itemized monthly invoice (or as agreed to between the parties), which must include the information listed below:
  - a. Contractor's Name
  - b. Contract Number
  - c. Purchase Order Number
  - d. The name of the County department
  - e. Date of services
  - f. The type of services; and,
  - g. The itemized cost for each item/service.
- 17.3. County departments must receive monthly invoices by the 10th of each month following the month the Contractor provided the service. In addition, the Contractor will provide each County department a monthly and year-to-date utilization report which lists all information shown above in paragraph 17.2, a-g. The Contractor will mail the invoices and the utilization reports to the individuals identified in the final contract.
- 17.4. Invoices and inquiries regarding payment shall be directed to the following:
 

Fairfax County Facilities Management Department  
12000 Government Center Parkway, Suite 424  
Fairfax, Virginia, 22035-0013  
Attention: Contract Manager

**18. CHANGES:**

- 18.1. Fairfax County may, at any time, by written order, require changes in the services to be performed by the Contractor. If such changes cause an increase or decrease in the Contractors cost of, or time required for, performance of any services under this contract, an equitable adjustment shall be made and the contract shall be modified in writing accordingly. The County Purchasing Agent must approve all work that is beyond the scope of this Request for Proposal.
- 18.2. No services for which an additional cost or fee will be charged by the Contractor shall be furnished without the prior written authorization of the Fairfax County Purchasing Agent.

SPECIAL PROVISIONS**19. DELAYS AND SUSPENSIONS:**

- 19.1. The County may direct the Contractor, in writing, to suspend, delay, or interrupt all or any part of the work of this contract for the period of time deemed appropriate for the convenience of the County. The County will extend the Contractor's time of completion by a period of time that in the discretion of the Purchasing Agent is reasonably suited for completion of work. The County may further amend the contract by mutual agreement for any increase in the cost of performance of the contract (excluding profit) resulting solely from the delay or suspension of the contract. No adjustment shall be made under this clause for any delay or interruption resulting from any other cause, including the fault or negligence of the Contractor.
- 19.2. If the County does not direct the Contractor, in writing, to suspend, delay, or interrupt the contract, the Contractor must give the County Purchasing Agent written notice if Fairfax County fails to provide data or services that are required for contract completion by the Contractor. The County may extend the Contractor's time of completion by a period of time that in the discretion of the Purchasing Agent is reasonably suited for completion of work. The County may further amend the contract by mutual agreement for any increase in the cost of performance of the contract (excluding profit) resulting solely from the delay or suspension of the contract. No adjustment shall be made under this clause for any delay or interruption resulting from any other cause, including the fault or negligence of the Contractor.
- 19.3. The Contractor shall continue its work on other phases of the project or contract, if in the sole discretion of the Purchasing Agent such work is not impacted by the County's delay, suspension, or interruption. All changes to the work plan or project milestones shall be reflected in writing as a contract amendment.

**20. ACCESS TO AND INSPECTION OF WORK:**

- 20.1. The Fairfax County Purchasing Agent and using agencies will, at all times, have access to the work being performed under this contract wherever it may be in progress or preparation.

**21. DATA SOURCES:**

- 21.1. The County will provide the Contractor all available data possessed by the County that relates to this contract. However, the Contractor is responsible for all costs for acquiring other data or processing, analyzing or evaluating County data.

**22. SAFEGUARDS OF INFORMATION:**

- 22.1. Unless approved in writing by the County Purchasing Agent, the Contractor may not sell or give to any individual or organization any information, reports, or other materials given to, prepared or assembled by the Contractor under the final contract.

**23. ORDER OF PRECEDENCE:**

- 23.1. In the event of conflict, the Acceptance Agreement (provided at contract award) and the Special Provisions of this contract shall take precedence over the General Conditions and Instructions to Bidders, (Appendix A).

**24. SUBCONTRACTING:**

- 24.1. **Subcontractors are not to be used in the performance of this contract, except for project work such as window washing, computer under floor cleaning, carpet cleaning, and tile floor refinishing. All daily and routine work must be completed by the primary contractor.**

SPECIAL PROVISIONS

- 24.2. If one or more subcontractors are required, the contractor is encouraged to utilize small, minority-owned, and women-owned business enterprises. For assistance in finding subcontractors, contact the Virginia Department of Small Business and Supplier Diversity <https://www.sbsd.virginia.gov>; local chambers of commerce and other business organizations.

**25. USE OF CONTRACT BY OTHER PUBLIC BODIES:**

- 25.1. Reference Paragraph 71, General Conditions and Instructions to Bidders, Cooperative Purchasing. Offerors are advised that the *resultant* contract(s) may be extended, with the authorization of the Offeror, to other public bodies, or public agencies or institutions of the United States to permit their use of the contract at the same prices and/or discounts and terms of the resulting contract. If any other public body decides to use the final contract, the Contractor(s) must deal directly with that public body concerning the placement of orders, issuance of purchase orders, contractual disputes, invoicing and payment. The County of Fairfax acts only as the "Contracting Agent" for these public bodies. Failure to extend a contract to any public body will have no effect on consideration of your offer.
- 25.2. It is the Contractors responsibility to notify the public body(s) of the availability of the contract(s).
- 25.3. Other public bodies desiring to use this contract will need to make their own legal determinations as to whether the use of this contract is consistent with their laws, regulations, and other policies.
- 25.4. Each public body has the option of executing a separate contract with the Contractor(s). Public bodies may add terms and conditions required by statute, ordinances, and regulations, to the extent that they do not conflict with the contracts terms and conditions. If, when preparing such a contract, the general terms and conditions of a public body are unacceptable to the Contractor, the Contractor may withdraw its extension of the award to that public body.
- 25.5. Fairfax County **shall not** be held liable for any costs or damages incurred by another public body as a result of any award extended to that public body by the Contractor.

**26. NEWS RELEASE BY VENDORS:**

- 26.1. As a matter of policy, the County does not endorse the products or services of a contractor. News releases concerning any resultant contract from this solicitation will not be made by a contractor without the prior written approval of the County. All proposed news releases will be routed to the Purchasing Agent for review and approval.

**27. AMERICANS WITH DISABILITIES ACT REQUIREMENTS:**

- 27.1. Fairfax County Government is fully committed to the Americans with Disabilities Act (ADA) which guarantees non-discrimination and equal access for persons with disabilities in employment, public accommodations, transportation, and all County programs, activities and services. Fairfax County government contractors, subcontractors, vendors, and/or suppliers are subject to this ADA policy. All individuals having any County contractual agreement must make the same commitment. Your acceptance of this contract acknowledges your commitment and compliance with ADA.
- 27.2. Fairfax County is committed to a policy of nondiscrimination in all County programs, services, and activities and will provide reasonable accommodations upon request. Bidders requesting special accommodations should call the Department ADA representative at (703) 324-3201 or TTY 1-800-828-1140. Please allow seven (7) working days in advance of the event to make the necessary arrangements.

SPECIAL PROVISIONS**28. STATE CORPORATION COMMISSION IDENTIFICATION NUMBER:**

- 28.1. Pursuant to *Code of Virginia*, §2.2-4311.2 subsection B, a bidder or offeror organized or authorized to transact business in the Commonwealth pursuant to Title 13.1 or Title 50 is required to include in its bid or proposal the identification number issued to it by the State Corporation Commission (SCC). Any bidder or offeror that is not required to be authorized to transact business in the Commonwealth as a foreign business entity under Title 13.1 or Title 50 or as otherwise required by law is required to include in its bid or proposal a statement describing why the bidder or offeror is not required to be so authorized. Any bidder or offeror that fail.