



ARLINGTON COUNTY, VIRGINIA
OFFICE OF THE PURCHASING AGENT
2100 CLARENDON BOULEVARD, SUITE 500
ARLINGTON, VIRGINIA 22201

CONTRACT AWARD COVERPAGE

TO: Rojani Facilities Management, LLC
3018 Hamilton Street, 2nd Floor
Hyattsville, Maryland 20782

DATE ISSUED: June 26, 2023
CONTRACT NO: 23-DES-ITBLW-642
CONTRACT TITLE: Window Cleaning and Related Services

THIS IS A NOTICE OF AWARD OF CONTRACT AND NOT AN ORDER. NO WORK IS AUTHORIZED UNTIL THE VENDOR RECEIVES A VALID COUNTY PURCHASE ORDER ENCUMBERING CONTRACT FUNDS.

The contract documents consist of the terms and conditions of AGREEMENT No. 23-DES-ITBLW-642 including any attachments or amendments thereto.

EFFECTIVE DATE: 6/28/2023
EXPIRES: June 30, 2024
RENEWALS: Four (4) Renewals Remaining.
COMMODITY CODE(S): 91081
LIVING WAGE: Y

ATTACHMENTS:
AGREEMENT No. 23-DES-ITBLW-642

EMPLOYEES NOT TO BENEFIT:
NO COUNTY EMPLOYEE SHALL RECEIVE ANY SHARE OR BENEFIT OF THIS CONTRACT NOT AVAILABLE TO THE GENERAL PUBLIC.

VENDOR CONTACT: Neftali Flores **VENDOR TEL. NO.:** (301) 559-2733
EMAIL ADDRESS: neftalif@rojani.com
COUNTY CONTACT: James Menditto, DES-Custodial Services **COUNTY TEL. NO.:** (703) 228-4235
COUNTY CONTACT EMAIL: jmendi@arlingtonva.us

PURCHASING DIVISION AUTHORIZATION

DocuSigned by:
Jomeka D. Price Title Procurement Officer Date 6/28/2023

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**ARLINGTON COUNTY, VIRGINIA
OFFICE OF THE PURCHASING AGENT
SUITE 500, 2100 CLARENDON BOULEVARD
ARLINGTON, VA 22201**

AGREEMENT NO. 23-DES-ITBLW-642

THIS AGREEMENT is made, on June 26, 2023, between Rojani Facilities Management, LLC, 3018 Hamilton Street, 2nd Floor, Hyattsville, Maryland 20782 (“Contractor”) a Virginia limited liability company authorized to do business in the Commonwealth of Virginia, and the County Board of Arlington County, Virginia (“County”). The County and the Contractor, for the consideration hereinafter specified, agree as follows:

1. CONTRACT DOCUMENTS

The “Contract Documents” consist of:

- This Agreement
 - Exhibit A – Scope of Services
 - Exhibit B – Contract Pricing
 - Exhibit C – Living Wage Forms
 - Exhibit D – Contractor Living Wage Quarterly Compliance Report
 - Exhibit E – Contractor Performance Evaluation Form
- Arlington County Invitation to Bid No. 23-DES-ITBLW-642 is incorporated by reference this Agreement

The Contract Documents set forth the entire agreement between the County and the Contractor. The County and the Contractor agree that no representative or agent of either party has made any representation or promise with respect to the parties’ agreement that is not contained in the Contract Documents. The Contract Documents may be referred to below as the “Contract” or the “Agreement”.

2. SCOPE OF WORK

The Contractor agrees to perform the services described in the Contract Documents (the “Services”), more particularly described in the Scope of Services included with the Invitation to Bid. The primary purpose of the Work is to provide window and solar panel cleaning and related services for buildings located throughout the County. The Contract Documents set forth the minimum work estimated by the County and the Contractor to be necessary to complete the Work. It will be the Contractor’s responsibility, at its sole cost, to provide the services set forth in the Contract Documents and sufficient services to fulfill the purposes of the Work. Nothing in the Contract Documents limits the Contractor's responsibility to manage the details and execution of the Work.

3. PROJECT OFFICER

The performance of the Contractor is subject to the review and approval of the County Project Officer, who will be appointed by the Director of the Arlington County department or agency requesting the Work under this Contract.

4. CONTRACT TERM

The Work will commence on 6/28/2023 and must be completed no later than June 30, 2024 ("Initial Contract Term"), subject to any modifications provided in the Contract Documents. Upon satisfactory performance by the Contractor the County may, through issuance of a bilateral Notice of Renewal, authorize continuation of the Agreement under the same contract prices for not more than four (4) additional 12-month periods, from July 1, 2024 to June 30, 2028 (each a "Subsequent Contract Term"). The Initial Contract Term and any Subsequent Contract Term(s) are together the "Contract Term".

5. CONTRACT PRICING

Unless otherwise provided in the Contract Documents, the Contractor shall provide the goods and services covered in the County's Invitation to Bid No. 23-DES-ITBLW-642 at the prices provided in the bid of the Contractor.

6. CONTRACT PRICING WITH OPTIONAL PRICE ADJUSTMENTS

The Contract Amount/unit price(s) will remain firm until June 30, 2024 ("Price Adjustment Date"). To request a price adjustment, the Contractor or the County must submit a written request to the other party not less than 90 days before the Price Adjustment Date. Adjustments to the Contract Amount/unit price(s) will not exceed the percentage of change in the U.S. Department of Labor Consumer Price Index, All Items, Unadjusted, Urban Areas ("CPI-U") for the 12 months of statistics available at the time of the Contract's renewal.

Any Contract Amount/unit price(s) that result from this provision will become effective the day after the Price Adjustment Date and will be binding for 12 months. The new Price Adjustment Date will be 12 months after the price adjustment.

If the Contractor and the County have not agreed on a requested adjustment by 30 days before the Price Adjustment Date, the County may not renew the Contract, whether or not the County has previously elected to renew the Contract's term.

7. PAYMENT TERMS

The Contractor must submit invoices to the County's Project Officer, who will either approve the invoice or require corrections. The County will pay the Contractor within 45 days after receipt of an invoice for completed work that is reasonable and allocable to the Contract and that has been performed to the satisfaction of the Project Officer. All payments will be made from the County to the Contractor via ACH. The number of the County Purchase Order pursuant to which goods or services have been delivered or performed must appear on all invoices.

8. PAYMENT OF SUBCONTRACTORS

The Contractor is obligated to take one of the two following actions within seven days after receipt of payment by the County for work performed by any subcontractor under this Contract:

- a. Pay the subcontractor for the proportionate share of the total payment received from the County attributable to the work performed by the subcontractor under this Contract; or

- b. Notify the County and the subcontractor, in writing, of the Contractor's intention to withhold all or a part of the subcontractor's payment, with the reason for nonpayment.

The Contractor is obligated to pay interest to the subcontractor on all amounts owed by the Contractor to the subcontractor that remain unpaid after seven days following receipt by the Contractor of payment from the County for work performed by the subcontractor under this Contract, except for amounts withheld as allowed in subsection b., above. Unless otherwise provided under the terms of this Contract, interest will accrue at the rate of 1% per month.

The Contractor must include in each of its subcontracts, if any are permitted, a provision requiring each subcontractor to include or otherwise be subject to the same payment and interest requirements with respect to each lower-tier subcontractor.

The Contractor's obligation to pay an interest charge to a subcontractor pursuant to this section may not be construed to be an obligation of the County. A Contract modification may not be made for the purpose of providing reimbursement for such interest charge. A cost reimbursement claim may not include any amount for reimbursement for such interest charge.

9. NO WAIVER OF RIGHTS

The County's approval or acceptance of or payment for any goods or services under this Contract will not waive any rights or causes of action arising out of the Contract.

10. NON-APPROPRIATION

All payments by the County to the Contractor pursuant to this Contract are subject to the availability of an annual appropriation for this purpose by the County Board of Arlington County, Virginia ("Board"). In the event that the Board does not appropriate funds for the goods or services provided under this Contract, the County will terminate the Contract, without termination charge or other liability to the County, on the last day of the fiscal year or when the previous appropriation has been spent, whichever event occurs first.

11. ESTIMATED QUANTITIES/NON-EXCLUSIVITY OF CONTRACTOR

This Contract does not obligate the County to purchase a specific quantity of items or services during the Contract Term. Any quantities that are included in the Contract Documents are the present expectations of the County for the period of the Contract; and the County is under no obligation to buy that or any amount as a result of having provided this estimate or of having had any normal or otherwise measurable requirement in the past. The County may require more goods and/or services than the estimated annual quantities, and any such additional quantities will not give rise to any claim for compensation other than at the unit prices and/or rates in the Contract.

The County does not guarantee that the Contractor will be the exclusive provider of the goods or services covered by this Contract. The items or services covered by this Contract may be or become available under other County contract(s), and the County may determine that it is in its best interest to procure the items or services through those contract(s).

12. COUNTY PURCHASE ORDER REQUIREMENT

County purchases are authorized only if the County issues a Purchase Order in advance of the transaction, indicating that the ordering County agency has sufficient funds available to pay for the purchase. If the Contractor provides goods or services without a signed County Purchase Order, it does so at its own risk

and expense. The County will not be liable for payment for any purchases made by its employees that are not authorized by the County Purchasing Agent.

13. DAMAGE TO PROPERTY

Any damage, as determined by the Project Officer, to the real or personal property, whether owned by the County or others, resulting from the Work performed under this Contract shall be timely repaired or replaced to the County's satisfaction at the Contractor's expense. The County will perform the repairs unless the County agrees that such repairs will be made by the Contractor. Any such Contractor repairs will be made within ten (10) days of the date of damage to the satisfaction of the County. All costs of the repair performed by the County shall be deducted from the Contractor's final payment.

14. CLEANING UP

The Contractor shall remove, as frequently as necessary, all refuse, rubbish, scrap materials and debris from any and all work sites to the extent that the trash is the result of the Contractor's operations, to the end that any and all work sites shall present a neat, orderly, and workmanlike appearance at all times. At completion of the Work, but before final acceptance, the Contractor shall remove all surplus material, falsework, temporary structures including foundations thereof, and debris of every nature resulting from the Contractor's operations or resulting from any activity on the site related to the Contractor's operations and put the site in a neat, orderly condition; if the Contractor fails to do so, the County shall have the right to remove the surplus material, falsework, temporary structures including foundations thereof, and debris, put the site in a neat, orderly condition, and charge the cost to the Contractor. The County shall be entitled to offset such cost against any sums owed by the County to the Contractor under this Contract.

15. DISPOSAL OF PACKING MATERIALS, TRASH AND DEBRIS

The Contractor must, at its expense and without using any County waste containers, immediately remove and legally dispose of off-site all packing materials, trash and debris ("Waste"). Otherwise, the County will contract a third party to dispose of the Waste and will deduct the expense from the final payment to the Contractor.

The County will deduct from the final payment the expense to repair any damage to County-owned or controlled property that the Contractor or its agents cause, unless the County agrees that the Contractor can make the repairs, in which case the Contractor must make the repairs at its expense within ten days of the damage and to the satisfaction of the County.

16. OSHA REQUIREMENTS

The Contractor certifies that all material supplied or used under this Contract meets all federal and state Occupational Safety and Health Administration ("OSHA") requirements. If the material does not meet the OSHA requirements, the Contractor will bear all costs necessary to bring the material into compliance.

17. HAZARDOUS MATERIALS

The Contractor must comply with all federal, state, and local laws governing the storage, transportation, and use of toxic and hazardous materials. The County is subject to the Hazard Communication Standard, 29 CFR § 1910.1200 ("Standard"). The Contractor will provide, no later than delivery or first use of the materials, Material Safety Data Sheets ("MSDS") for all hazardous materials supplied to the County or used in the performance of the Work. The Contractor will also ensure that all shipping and internal containers bear labels that meets the requirements of the Standard. The County may refuse shipments of hazardous materials that are not appropriately labeled or for which the Contractor has not timely

provided MSDS. The Contractor must pay any expenses that it or the County incurs as a result of the County's refusal of goods under this section or rejection of MSDS.

18. SAFETY

The Contractor shall comply with, and ensure that the Contractor's employees and subcontractors comply with, all current applicable local, state and federal policies, regulations and standards relating to safety and health, including, by way of illustration and not limitation, the standards of the Virginia Occupational Safety and Health program of the Department of Labor and Industry for General Industry and for the Construction Industry, the Federal Environmental Protection Agency standards and the applicable standards of the Virginia Department of Environmental Quality.

The Contractor shall provide, or cause to be provided, all technical expertise, qualified personnel, equipment, tools and material to safely accomplish the work specified to be performed by the Contractor and subcontractor(s).

The Contractor shall identify to the County Project Officer at least one on-site person who is the Contractor's competent, qualified, and authorized person on the worksite and who is, by training or experience, familiar with and trained in policies, regulations and standards applicable to the work being performed. The competent, qualified and authorized person must be capable of identifying existing and predictable hazards in the surroundings or working conditions which are unsanitary, hazardous or dangerous to employees, shall be capable of ensuring that applicable safety regulations are complied with, and shall have the authority and responsibility to take prompt corrective measures, which may include removal of the Contractor's personnel from the work site.

The Contractor shall provide to the County, at the County's request, a copy of the Contractor's written safety policies and safety procedures applicable to the scope of work. Failure to provide this information within seven (7) days of the County's request may result in cancellation of the contract.

19. FAILURE TO DELIVER

If the Contractor fails to deliver goods or services in accordance with the Contract terms and conditions, the County, after notice to the Contractor, may procure the goods or services from other sources and hold the Contractor responsible for any resulting additional purchase and administrative costs. The County shall be entitled to offset such costs against any sums owed by the County to the Contractor. However, if public necessity requires the use of nonconforming materials or supplies, they may be accepted at a reduction in price to be determined solely by the County.

20. UNSATISFACTORY WORK

The Contractor must within 15 days of written notice from the County remove and replace, at its expense, any goods that the County rejects as unsatisfactory. Otherwise, the County may choose to remove or replace the rejected goods at the Contractor's expense. The County may offset the costs against any amounts that it owes the Contractor. The County may also decide not to remove or replace the unsatisfactory goods and instead to adjust the Contract Amount to account for the unsatisfactory performance. This paragraph applies throughout the Contract Term and any warranty or guarantee period.

21. PROJECT STAFF

The County has the right to reasonably reject staff or subcontractors whom the Contractor assigns to the Project. The Contractor must then provide replacement staff or subcontractors satisfactory to the County

in a timely manner and at no additional cost to the County. The day-to-day supervision and control of the Contractor's employees and its subcontractors is the sole responsibility of the Contractor.

22. SUPERVISION BY CONTRACTOR

The Contractor shall at all times enforce strict discipline and good order among the employees and subcontractors performing under this Contract and shall not employ on the Work any person not reasonably proficient in the work assigned.

23. EMPLOYMENT DISCRIMINATION BY CONTRACTOR PROHIBITED

During the performance of its work pursuant to this Contract:

- A. The Contractor will not discriminate against any employee or applicant for employment because of race, religion, color, sex, sexual orientation, gender identity, national origin, age, disability or on any other basis prohibited by state law. The Contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices setting forth the provisions of this nondiscrimination clause.
- B. Notices, advertisements and solicitations placed in accordance with federal law, rule or regulation will be deemed sufficient for meeting the requirements of this section.
- C. The Contractor will state in all solicitations or advertisements for employees that it places or causes to be placed that such Contractor is an Equal Opportunity Employer.
- D. The Contractor will comply with the provisions of the Americans with Disabilities Act of 1990 ("ADA"), which prohibits discrimination against individuals with disabilities in employment and mandates that disabled individuals be provided access to publicly and privately provided services and activities.
- E. The Contractor must include the provisions of the foregoing paragraphs in every subcontract or purchase order of more than \$10,000.00 relating to this Contract so that the provisions will be binding upon each subcontractor or vendor.

24. EMPLOYMENT OF UNAUTHORIZED ALIENS PROHIBITED

In accordance with §2.2-4311.1 of the Code of Virginia, as amended, the Contractor must not during the performance of this Contract knowingly employ an unauthorized alien, as that term is defined in the federal Immigration Reform and Control Act of 1986.

25. DRUG-FREE WORKPLACE TO BE MAINTAINED BY CONTRACTOR

During the performance of this Contract, the Contractor must: (i) provide a drug-free workplace for its employees; (ii) post in conspicuous places, available to employees and applicants for employment, a statement notifying employees that the unlawful manufacture, sale, distribution, dispensation, possession, or use of a controlled substance or marijuana is prohibited in the Contractor's workplace and specifying the actions that will be taken against employees for violating such prohibition; (iii) state in all solicitations or advertisements for employees placed by or on behalf of the Contractor that the Contractor maintains a drug-free workplace; and (iv) include the provisions of the foregoing clauses in every subcontract or purchase order of more than \$10,000.00 relating to this Contract so that the provisions will be binding upon each subcontractor or vendor.

For the purposes of this section, "workplace" means the site(s) for the performance of the work required by this Contract.

26. SEXUAL HARASSMENT POLICY

If the Contractor employs more than five employees, the Contractor shall (i) provide annual training on the Contractor's sexual harassment policy to all supervisors and employees providing services in the Commonwealth, except such supervisors or employees that are required to complete sexual harassment training provided by the Department of Human Resource Management, and (ii) post the Contractor's sexual harassment policy in (a) a conspicuous public place in each building located in the Commonwealth that the Contractor owns or leases for business purposes and (b) the Contractor's employee handbook.

27. TERMINATION

The County may terminate this Contract at any time as follows: (1) for cause, if, as determined by the County, the Contractor is in breach or default or has failed to perform the Work satisfactorily; or (2) for the convenience of the County.

Upon receipt of a notice of termination, the Contractor must not place any further orders or subcontracts for materials, services or facilities; must terminate all vendors and subcontracts, except as are necessary for the completion of any portion of the Work that the County did not terminate; and must immediately deliver all documents related to the terminated Work to the County.

Any purchases that the Contractor makes after the notice of termination will be the sole responsibility of the Contractor, unless the County has approved the purchases in writing as necessary for completion of any portion of the Work that the County did not terminate.

If any court of competent jurisdiction finds a termination for cause by the County to be improper, then the termination will be deemed a termination for convenience.

A. TERMINATION FOR CAUSE, INCLUDING BREACH AND DEFAULT; CURE

1. Termination for Unsatisfactory Performance. If the County determines that the Contractor has failed to perform satisfactorily, then the County will give the Contractor written notice of such failure(s) and the opportunity to cure them within 15 days or any other period specified by the County ("Cure Period"). If the Contractor fails to cure within the Cure Period, the County may terminate the Contract for failure to provide satisfactory performance by providing written notice with a termination date. The Contractor must submit any request for termination costs, with all supporting documentation, to the County Project Officer within 30 days after the expiration of the Cure Period. The County may accept or reject the request for termination costs, in whole or in part, and may notify the Contractor of its decision within a reasonable time.

In the event of termination by the County for failure to perform satisfactorily, the Contractor must continue to provide its services as previously scheduled through the termination date, and the County must continue to pay all fees and charges incurred through the termination date.

2. Termination for Breach or Default. If the County terminates the Contract for default or breach of any Contract provision or condition, then the termination will be immediate after

notice of termination to the Contractor (unless the County provides for an opportunity to cure), and the Contractor will not be permitted to seek termination costs.

Upon any termination pursuant to this section, the Contractor will be liable to the County for costs that the County must expend to complete the Work, including costs resulting from any related delays and from unsatisfactory or non-compliant work performed by the Contractor or its subcontractors. The County will deduct such costs from any amount due to the Contractor; or if the County does not owe the Contractor, the Contractor must promptly pay the costs within 15 days of a demand by the County. This section does not limit the County's recovery of any other damages to which it is entitled by law.

Except as otherwise directed by the County, the Contractor must stop work on the date of receipt the notice of the termination.

B. TERMINATION FOR THE CONVENIENCE OF THE COUNTY

The County may terminate this Contract in whole or in part whenever the Purchasing Agent determines that termination is in the County's best interest. The County will give the Contractor at least 15 days' notice in writing. The notice must specify the extent to which the Contract is terminated and the effective termination date. The Contractor will be entitled to termination costs plus any other reasonable amounts that the parties might negotiate; but no amount will be allowed for anticipatory profits.

Except as otherwise directed by the County, the Contractor must stop work on the date of receipt of the notice of the termination.

28. INDEMNIFICATION

The Contractor covenants for itself, its employees and its subcontractors to save, defend, hold harmless and indemnify the County and all of its elected and appointed officials, officers, current and former employees, agents, departments, agencies, boards and commissions (collectively the "County Indemnitees") from and against any and all claims made by third parties for any and all losses, damages, injuries, fines, penalties, costs (including court costs and attorneys' fees), charges, liability, demands or exposure resulting from, arising out of or in any way connected with the Contractor's acts or omissions, including the acts or omissions of its employees and/or subcontractors, in performance or nonperformance of the Contract. This duty to save, defend, hold harmless and indemnify will survive the termination of this Contract. If the Contractor fails or refuses to fulfill its obligations contained in this section, the Contractor must reimburse the County for any and all resulting payments and expenses, including reasonable attorneys' fees. The Contractor must pay such expenses upon demand by the County, and failure to do so may result in the County withholding such amounts from any payments to the Contractor under this Contract.

29. INTELLECTUAL PROPERTY INDEMNIFICATION

The Contractor warrants and guarantees that in providing services under this Contract neither the Contractor nor any subcontractor is infringing on the intellectual property rights (including, but not limited to, copyright, patent, mask and trademark) of third parties.

If the Contractor or any of its employees or subcontractors uses any design, device, work or material that is covered by patent or copyright, it is understood that the Contract Amount includes all royalties, licensing fees, and any other costs arising from such use in connection with the Work under this Contract.

The Contractor covenants for itself, its employees and its subcontractors to save, defend, hold harmless, and indemnify the County Indemnitees, as defined above, from and against any and all claims, losses, damages, injuries, fines, penalties, costs (including court costs and attorneys' fees), charges, liability or exposure for infringement of or on account of any trademark, copyright, patented or unpatented invention, process or article manufactured or used in the performance of this Contract. This duty to save, defend, hold harmless and indemnify will survive the termination of this Contract. If the Contractor fails or refuses to fulfill its obligations contained in this section, the Contractor must reimburse the County for any and all resulting payments and expenses, including reasonable attorneys' fees. The Contractor must pay such expenses upon demand by the County, and failure to do so may result in the County withholding such amounts from any payments to the Contractor under this Contract.

30. COPYRIGHT

By this Contract, the Contractor irrevocably transfers, assigns, sets over and conveys to the County all rights, title and interest, including the sole exclusive and complete copyright interest, in any and all copyrightable works created pursuant to this Contract. The Contractor will execute any documents that the County requests to formalize such transfer or assignment.

The rights granted to the County by this section are irrevocable and may not be rescinded or modified, including in connection with or as a result of the termination of or a dispute concerning this Contract.

The Contractor may not use subcontractors or third parties to develop or provide input into any copyrightable materials produced pursuant to this Contract without the County's advance written approval and unless the Contractor includes this Copyright provision in any contract or agreement with such subcontractors or third parties related to this Contract.

31. OWNERSHIP AND RETURN OF RECORDS

This Contract does not confer on the Contractor any ownership rights or rights to use or disclose the County's data or inputs.

All drawings, specifications, blueprints, data, information, findings, memoranda, correspondence, documents or records of any type, whether written, oral or electronic, and all documents generated by the Contractor or its subcontractors as a result of this Contract (collectively "Records") are the exclusive property of the County and must be provided or returned to the County upon completion, termination, or cancellation of this Contract. The Contractor will not use or willingly cause or allow such materials to be used for any purpose other than performance of this Contract without the written consent of the County.

The Records are confidential, and the Contractor will neither release the Records nor share their contents. The Contractor will refer all inquiries regarding the status of any Record to the Project Officer or to his or her designee. At the County's request, the Contractor will deliver all Records, including hard copies of electronic records, to the Project Officer and will destroy all electronic Records.

The Contractor agrees to include the provisions of this section as part of any contract or agreement related to this Contract into which it enters with subcontractors or other third parties. The provisions of this section will survive any termination or cancellation of this Contract.

32. CONFIDENTIAL INFORMATION

The Contractor and its employees, agents and subcontractors will hold as confidential all County information obtained under this Contract. Confidential information includes, but is not limited to, nonpublic personal information; personal health information (PHI); social security numbers; addresses; dates of birth; other contact information or medical information about a person; and information pertaining to products, operations, systems, customers, prospective customers, techniques, intentions, processes, plans and expertise. The Contractor must take reasonable measures to ensure that all of its employees, agents and subcontractors are informed of and abide by this requirement.

33. ETHICS IN PUBLIC CONTRACTING

This Contract incorporates by reference Article 9 of the Arlington County Purchasing Resolution, as well as all state and federal laws related to ethics, conflicts of interest or bribery, including the State and Local Government Conflict of Interests Act (Code of Virginia § 2.2-3100 et seq.), the Virginia Governmental Frauds Act (Code of Virginia § 18.2-498.1 et seq.) and Articles 2 and 3 of Chapter 10 of Title 18.2 of the Code of Virginia, as amended (§ 18.2-438 et seq.). The Contractor certifies that its bid was made without collusion or fraud; that it has not offered or received any kickbacks or inducements from any other offeror, supplier, manufacturer or subcontractor; and that it has not conferred on any public employee having official responsibility for this procurement any payment, loan, subscription, advance, deposit of money, services or anything of more than nominal value, present or promised, unless consideration of substantially equal or greater value was exchanged.

34. COUNTY EMPLOYEES

No Arlington County employee may share in any part of this Contract or receive any benefit from the Contract that is not available to the general public.

35. FORCE MAJEURE

Neither party will be held responsible for failure to perform the duties and responsibilities imposed by this Contract if such failure is due to a fire, riot, rebellion, natural disaster, war, act of terrorism or act of God that is beyond the control of the party and that makes performance impossible or illegal, unless otherwise specified in the Contract, provided that the affected party gives notice to the other party as soon as practicable after the force majeure event, including reasonable detail and the expected duration of the event's effect on the party.

36. AUTHORITY TO TRANSACT BUSINESS

The Contractor must, pursuant to Code of Virginia § 2.2-4311.2, be and remain authorized to transact business in the Commonwealth of Virginia during the entire term of this Contract. Otherwise, the Contract is voidable at the sole option of and with no expense to the County.

37. RELATION TO COUNTY

The Contractor is an independent contractor, and neither the Contractor nor its employees or subcontractors will be considered employees, servants or agents of the County. The County will not be responsible for any negligence or other wrongdoing by the Contractor or its employees, servants or agents. The County will not withhold payments to the Contractor for any federal or state unemployment taxes, federal or state income taxes or Social Security tax or for any other benefits. The County will not provide to the Contractor any insurance coverage or other benefits, including workers' compensation.

38. ANTITRUST

The Contractor conveys, sells, assigns and transfers to the County all rights, title and interest in and to all causes of action under state or federal antitrust laws that the Contractor may have relating to this Contract.

39. REPORT STANDARDS

The Contractor must submit all written reports required by this Contract for advance review in a format approved by the Project Officer. Reports must be accurate and grammatically correct and should not contain spelling errors. The Contractor will bear the cost of correcting grammatical or spelling errors and inaccurate report data and of other revisions that are required to bring the report(s) into compliance with this section.

40. AUDIT

The Contractor must retain all books, records and other documents related to this Contract for at least five years, or such period of time required by the County's funding partner(s), if any, whichever is greater, after the final payment and must allow the County or its authorized agents to examine the documents during this period and during the Contract Term. The Contractor must provide any requested documents to the County for examination within 15 days of the request, at the Contractor's expense. Should the County's examination reveal any overcharging by the Contractor, the Contractor must, within 30 days of County's request, reimburse the County for the overcharges and for the reasonable costs of the County's examination, including, but not limited to, the services of external audit firm and attorney's fees; or the County may deduct the overcharges and examination costs from any amount that the County owes to the Contractor. If the Contractor wishes to destroy or dispose of any records related to this Contract (including confidential records to which the County does not have ready access) within five years after the final payment, or such period of time required by the County's funding partner(s), if any, whichever is greater, the Contractor must give the County at least 30 days' notice and must not dispose of the documents if the County objects.

The Purchasing Agent may require the Contractor to demonstrate that it has the necessary facilities, ability, and financial resources to comply with the Contract and furnish the service, material or goods specified herein in a satisfactory manner at any time during the term of this Contract.

41. ASSIGNMENT

The Contractor may not assign, transfer, convey or otherwise dispose of any award or any of its rights, obligations or interests under this Contract without the prior written consent of the County.

42. AMENDMENTS

This Contract may not be modified except by written amendment executed by persons duly authorized to bind the Contractor and the County.

43. ARLINGTON COUNTY PURCHASING RESOLUTION AND COUNTY POLICIES

Nothing in this Contract waives any provision of the Arlington County Purchasing Resolution, which is incorporated herein by reference, or any applicable County policy.

44. DISPUTE RESOLUTION

All disputes arising under this Agreement or concerning its interpretation, whether involving law or fact and including but not limited to claims for additional work, compensation or time, and all claims for alleged breach of contract must be submitted in writing to the Project Officer as soon as the basis for the

claim arises. In accordance with the Arlington County Purchasing Resolution, claims denied by the Project Officer may be submitted to the County Manager in writing no later than 60 days after the final payment. The time limit for a final written decision by the County Manager is 30 days. Procedures concerning contractual claims, disputes, administrative appeals and protests are contained in the Arlington County Purchasing Resolution. The Contractor must continue to work as scheduled pending a decision of the Project Officer, County Manager, County Board or a court of law.

45. APPLICABLE LAW, FORUM, VENUE AND JURISDICTION

This Contract is governed in all respects by the laws of the Commonwealth of Virginia; and the jurisdiction, forum and venue for any litigation concerning the Contract or the Work is in the Circuit Court for Arlington County, Virginia, and in no other court.

46. ARBITRATION

No claim arising under or related to this Contract may be subject to arbitration.

47. NONEXCLUSIVITY OF REMEDIES

All remedies available to the County under this Contract are cumulative, and no remedy will be exclusive of any other at law or in equity.

48. NO WAIVER

The failure to exercise a right provided for in this Contract will not be a subsequent waiver of the same right or of any other right.

49. SEVERABILITY

The sections, paragraphs, clauses, sentences, and phrases of this Contract are severable; and if any section, paragraph, clause, sentence or phrase of this Contract is declared invalid by a court of competent jurisdiction, the rest of the Contract will remain in effect.

50. NO WAIVER OF SOVEREIGN IMMUNITY

Notwithstanding any other provision of this Contract, nothing in this Contract or any action taken by the County pursuant to this Contract shall constitute or be construed as a waiver of either the sovereign or governmental immunity of the County. The parties intend for this provision to be read as broadly as possible.

51. ATTORNEY'S FEES

In the event that the County prevails in any legal action or proceeding brought by the County to enforce any provision of this Contract, the Contractor will pay the County's reasonable attorney's fees and expenses.

52. SURVIVAL OF TERMS

In addition to any statement that a specific term or paragraph survives the expiration or termination of this Contract, the following sections also survive: INDEMNIFICATION; INTELLECTUAL PROPERTY INDEMNIFICATION; RELATION TO COUNTY; OWNERSHIP AND RETURN OF RECORDS; AUDIT; COPYRIGHT; WARRANTY; DISPUTE RESOLUTION; APPLICABLE LAW AND JURISDICTION; ATTORNEY'S FEES, AND CONFIDENTIAL INFORMATION.

53. HEADINGS

The section headings in this Contract are inserted only for convenience and do not affect the substance of the Contract or limit the sections' scope.

54. AMBIGUITIES

The parties and their counsel have participated fully in the drafting of this Agreement; and any rule that ambiguities are to be resolved against the drafting party does not apply. The language in this Agreement is to be interpreted as to its plain meaning and not strictly for or against any party.

55. NOTICES

Unless otherwise provided in writing, all legal notices and other communications required by this Contract are deemed to have been given when either (a) delivered in person; (b) delivered by an agent, such as a delivery service; or (c) deposited in the United States mail, postage prepaid, certified or registered and addressed as follows:

TO THE CONTRACTOR:

Neftali Flores
Rojani Facilities Management, LLC
3018 Hamilton Street, 2nd Floor
Hyattsville, Maryland 20782
Phone: (301) 559-2733
Email: neftalif@rojani.com

TO THE COUNTY:

James Menditto, Project Officer
Department of Engineering Services, Custodial Services
1400 Uhle Street, Suite 601
Arlington, Virginia 22201
Phone: (703) 228-4451
Email: jmendi@arlingtonva.us

AND

Dr. Sharon T. Lewis, LL.M, MPS, VCO, CPPB
Purchasing Agent
Arlington County, Virginia
2100 Clarendon Boulevard, Suite 500
Arlington, Virginia 22201
Phone: (703) 228-3294
Email: slewis1@arlingtonva.us

TO COUNTY MANAGER'S OFFICE (FOR PROJECT CLAIMS):

Mark Schwartz, County Manager
Arlington County, Virginia
2100 Clarendon Boulevard, Suite 318
Arlington, Virginia 22201

56. ARLINGTON COUNTY BUSINESS LICENSES

The Contractor must comply with the provisions of Chapter 11 (“Licenses”) of the Arlington County Code, if applicable. For information on the provisions of that Chapter and its applicability to this Contract, the Contractor must contact the Arlington County Business License Division, Office of the Commissioner of the Revenue, 2100 Clarendon Blvd., Suite 200, Arlington, Virginia, 22201, telephone number (703) 228-3060, or e-mail business@arlingtonva.us.

57. NON-DISCRIMINATION NOTICE

Arlington County does not discriminate against faith-based organizations.

58. SERVICE CONTRACT WAGE REQUIREMENTS

a. LIVING WAGE

The County has determined that the provisions of Section 4-103 of the Arlington County Purchasing Resolution (regarding “Service Contract Wage” or “Living Wage”) apply to this Contract. All employees of the Contractor and any subcontractors working on County-owned, County controlled property, facilities owned, or leased, and operated by a Contractor if services provided at that location are exclusive to Arlington County, or contracts for home-based client services must be paid no less than the hourly Living Wage rate that is published on the County’s web site.

The Contractor shall submit a quarterly compliance report and certified copies of quarterly payroll reports for each employee, including subcontractor employees, through the [eComply website](#). If the Contractor or any subcontractor does not have an eComply profile, a one-time registration process immediately following the Notice of Award or Notice of Intent to Award and training on system functionality are required for each non-registered entity.

b. COMPLAINTS BY AGGRIEVED EMPLOYEES

If the Contractor fails to pay the Living Wage rate, an aggrieved employee or subcontractor may file a complaint with the County Purchasing Agent within six months of the underpayment. If the Purchasing Agent determines that the Contractor has failed to comply with the Living Wage rate provisions of the Purchasing Resolution, the Contractor will be liable to the employee for the unpaid wages, plus interest at the judgment rate from the date originally due, and less any deductions required or permitted by Virginia law. The Contractor must not discharge, reduce the compensation of or otherwise retaliate against any employee who files a complaint with the County Purchasing Agent or takes any other action to enforce the requirements of this section.

c. ADDITIONAL COMPLIANCE REQUIREMENTS

At all times during the term of the Contract, the Contractor must:

1. Post the current Living Wage rate, in English and Spanish, in a prominent place at its offices and at each location where its employees perform services under this Contract Go (see sample notice in Exhibit C);
2. Within five days of an employee’s request, provide a written statement of the applicable Living Wage rate, using the same form provided in Exhibit D;
3. Include the provisions of this section in all subcontracts for work performed under the Contract; and
4. Submit to the Purchasing Agent, within five working days of the end of each quarter, certified copies of quarterly payroll reports for each employee, including subcontractor

employees, working under the Contract during the quarter and a completed Arlington County Contractor Living Wage Quarterly Compliance Report (Exhibit D).

d. CONTRACTOR RECORD KEEPING

The Contractor must preserve for five years after the expiration or termination of this Contract records of wages and benefits provided to each employee who worked under the Contract and must allow the County or its authorized agents to examine the documents during this period and during the Contract Term. The Contractor must provide any requested documents to the County for examination within 15 days of the request at the Contractor's expense.

e. VIOLATIONS

Violation of this section, as determined by the Purchasing Agent, will be a ground for termination of this Contract and suspension or debarment of the Contractor from consideration for future County contracts.

f. QUESTIONS

For questions regarding Living Wage, please email livingwage@arlingtonva.us.

59. INSURANCE REQUIREMENTS

Before beginning work under the Contract or any extension, the Contractor must provide to the County Purchasing Agent a Certificate of Insurance indicating that the Contractor has in force at a minimum the coverage below. The Contractor must maintain this coverage until the completion of the Contract or as otherwise stated in the Contract Documents. All required insurance coverage must be acquired from insurers that are authorized to do business in the Commonwealth of Virginia, with a rating of "A-" or better and a financial size of "Class VII" or better in the latest edition of the A.M. Best Co. Guides.

- a. Workers Compensation - Virginia statutory workers compensation (W/C) coverage, including Virginia benefits and employer's liability with limits of \$500,000/500,000/500,000. The County will not accept W/C coverage issued by the Injured Worker's Insurance Fund, Towson, MD.
- b. Commercial General Liability - \$1,000,000 per occurrence, with \$2,000,000 annual aggregate covering all premises and operations and including personal injury, completed operations, contractual liability, independent contractors, and products liability. The general aggregate limit must apply to this Contract. Evidence of contractual liability coverage must be typed on the certificate.
- c. Business Automobile Liability - \$1,000,000 combined single-limit (owned, non-owned and hired).
- d. Crime Liability/Employee Dishonesty Insurance or Dishonesty Bond - \$500,000 per occurrence.
- e. Miscellaneous Errors and Omissions - \$1,000,000 per claim.
- f. Additional Insured – The County and its officers, elected and appointed officials, employees and agents must be listed as additional insureds on all policies except workers compensation and automotive and professional liability; and the additional insured endorsement must be typed on the certificate.

- g. Cancellation - If there is a material change or reduction in or cancellation of any of the above coverages during the Contract Term, the Contractor must notify the Purchasing Agent immediately and must, with no lapse in coverage, obtain replacement coverage that is consistent with the terms of this Contract. Not having the required insurance throughout the Contract Term is grounds for termination of the Contract.
- h. Claims-Made Coverage - Any "claims made" policy must remain in force, or the Contractor must obtain an extended reporting endorsement, until the applicable statute of limitations for any claims has expired.
- i. Contract Identification - All insurance certificates must state this Contract's number and title.

The Contractor must disclose to the County the amount of any deductible or self-insurance component of any of the required policies. With the County's approval, the Contractor may satisfy its obligations under this section by self-insurance for all or any part of the insurance required, provided that the Contractor can demonstrate sufficient financial capacity. In order to do so, the Contractor must provide the County with its most recent actuarial report and a copy of its self-insurance resolution.

The County may request additional information to determine if the Contractor has the financial capacity to meet its obligations under a deductible and may require a lower deductible; that funds equal to the deductible be placed in escrow; a certificate of self-insurance; collateral; or another mechanism to guarantee the amount of the deductible and ensure protection for the County.

The County's acceptance or approval of any insurance will not relieve the Contractor from any liability or obligation imposed by the Contract Documents.

The Contractor is responsible for the Work and for all materials, tools, equipment, appliances and property used in connection with the Work. The Contractor assumes all risks for direct and indirect damage or injury to the property used or persons employed in connection with the Work and for of all damage or injury to any person or property, wherever located, resulting from any action, omission, commission or operation under the Contract or in connection in any way whatsoever with the Work. The Contractor's insurance shall be the primary non-contributory insurance for any work performed under this Contract.

The Contractor is as fully responsible to the County for the acts and omissions of its subcontractors and of persons employed by them as it is for acts and omissions of persons whom the Contractor employs directly.

60. MATERIAL CHANGES

The Contractor shall notify Purchasing Agent within seven days of any material changes in its operation that relate to any matter attested regarding certifications on its bid form.

61. CONTRACTOR PERFORMANCE EVALUATION

Arlington County will perform written evaluations of the Contractor's performance at various intervals throughout the term of this Contract. The evaluations will address, at a minimum, the Contractor's work/performance, quality, cost controls, schedule, timeliness and sub-contractor management. The Project Officer shall be responsible for completing the evaluations and providing a copy to the Contractor and County Procurement Officer.

WITNESS these signatures:

THE COUNTY BOARD OF ARLINGTON
COUNTY, VIRGINIA

ROJANI FACILITIES MANAGEMENT, LLC

AUTHORIZED DocuSigned by:
SIGNATURE: Tomeka D. Price
5950D4E0ACC0472...

NAME: Tomeka D. Price

TITLE: Procurement officer

DATE: 6/28/2023

AUTHORIZED DocuSigned by:
SIGNATURE: Neftali Flores
DCAF1910002C402...

NAME: Neftali Flores

TITLE: CEO

DATE: 6/26/2023

EXHIBIT A
SCOPE OF SERVICES

The Contractor shall furnish all supervision, labor, ladders, power lifts, scaffolding or such other equipment, materials, and supplies required to perform window and solar panel cleaning and related services per the specifications herein. The Windows and Solar Panels to be cleaned under this contract are separated into four (4) groups:

- a. Group I - Buildings with three (3) stories or less above ground.
- b. Group II - Buildings four (4) stories or more above ground.
- c. Group III - Facilities of the Water Pollution Control Plant.
- d. Group IV – Arlington County Public School facilities.

1. **GENERAL INSTRUCTIONS**

- a. **ARLINGTON COUNTY JUSTICE CENTER (Detention Facility and Court House/Police Facility):** The Court House/Police Facility is equipped with Davit Socket Systems manufactured by Powered Platforms. The Contractor and its personnel shall be knowledgeable and trained in the proper use and operation of this equipment. The Contractor shall secure their lines when propelling from the Detention facility by tying ropes to post at the facility's roof. This building is not equipped with a Davit Socket System. The Contractor shall be responsible for the cost of any repairs necessary to the equipment as a result of Contractor's negligence or improper use of equipment, as recommended by the manufacturer.

The Contractor shall provide its own rigging and scaffolding equipment. The equipment shall be of a quality grade, maintained in good operating condition, and available for inspection by the County upon request. All equipment shall meet all OSHA safety requirements. Any equipment rented by the Contractor will not be paid by the County.

- b. **SOLAR FILM:** Caution shall be exercised in cleaning windows to which solar film has been applied. The contractor shall be responsible for all repairs or replacements necessary to correct any damage made by its employees during the performance of their work. If film is considered by the Contractor to be in a condition too poor to clean, advance notice shall be given by the Contractor to the Project Officer so that this provision may be waived in writing if the Project Officer concurs with the Contractor's determination of condition. Unless this provision is waived, the costs of repair or replacement of solar film and/or windows will be withheld from payments due to the Contractor.

2. **CONTRACTOR RESPONSIBILITIES**

- a. Provide a detailed cleaning schedule to the County Project Officer at least two weeks before the initial cleaning based on the window cleaning timeframe below. The Contractor shall provide separate schedules for each group.
- b. All windows shall be thoroughly cleaned inside and outside, unless otherwise indicated in the building listing, with a non-abrasive, non-corrosive solution that shall leave all surfaces free of spots, streaks, and/or other dirt or residue.
 - o **Groups I, II, III:** All windows (inside and outside) shall be cleaned one (1) time per year. The cleaning shall start in September and be completed by October 31 of each year of the contract.

- **Group IV:** All windows (inside and outside) shall be cleaned one (1) time per year. Cleaning shall start in July and be completed by August 14 of each year of the contract.
- c. All solar panels shall be cleaned using manufacturers recommended method: scrub panels with a mild detergent solution and soft bristle brush and rinse with garden hose.
 - **Groups I, II, III:** If applicable, all solar panels shall be cleaned one (1) time per year. The cleaning shall start in September and be completed by October 31 of each year of the contract.
 - **Group IV:** If applicable, all solar panels shall be cleaned one (1) time per year. Cleaning shall start in July and be completed by August 14 of each year of the contract.
- d. Hang and remove a large flag (30'x 60') from the roof of the Arlington County Detention facility (1435 N. Courthouse Road) once per year (around 9/11). Flag and ropes are provided by the County. County will specify what dates the flag will be hung and removed.
- e. Provide staff to remove weeds from high ledges on floors 3, 4, 6, 10, and 12 at the following location 1425 N. Courthouse Road at a minimum of twice per year in May and October. Staff will need to propel from the roof to reach the weeds. Weeds will be pulled and bagged and weed killer (supplied by the County) will be applied to ledge area that had the weeds.
- f. Responsible for cleaning any spills or drips of water and/ or cleaning solution used in cleaning windows and shall avoid staining of any interior or exterior surfaces. If the Contractor fails to immediately repair stain damage or other damage resulting from Contractor's performance of the work, the damage will be repaired by the County at the Contractor's expense.
 - The Justice Center/Arlington County Detention Facility (Group II) includes certain exterior systems (i.e., communication and lightning protection) in addition to perimeter building landscaping. Repair to damages incurred to any system or landscaping due to the negligence of the Contractor shall be at Contractor's expense.
- g. Provide a written work ticket detailing the completion of work at each location and notify the Project Officer or designee immediately upon completion at each location to arrange for a site inspection and sign-off for payment.
- h. Must follow OSHA requirements applicable to all window cleaning activities performed on the inside/outside of a building. Annual fall prevention system inspections are performed by a third-party inspector. Upon request from the Contractor, reports of the inspections will be provided by the County.
- i. Provide personnel who are not impaired or incapacitated due to the use of alcohol or other drugs, including the use of prescription drugs for legitimate medical purposes which may impact their performance of the work required under this contract.
- j. Provide personnel with all safety and personal protective equipment, to include hard hats and other safety items.
- k. Upon request from the County, the Contractor shall provide proof of all trained employees working on this contract, including documentation that any employees have participated in the company Safety Protocol training.
- l. Perform work between 7:30 a.m. – 4:00 p.m. for all groups unless otherwise indicated below. Unless advance written authorization has been provided by the County Project Officer for certain Group II facilities, the Contractor shall not perform work before 7:30 a.m. or after 4:00 p.m. At the Justice Center the court rooms (both interior and exterior windows) cannot be cleaned while court is in session.

- o Courthouse buildings (the Arlington County Detention Facility and the Courts Police Building) must be cleaned only during weekends or Monday – Friday 6:00 a.m. to 8:00 a.m.
- m. The Contractor is not responsible for moving any stand-alone furniture that may be blocking access to a window. If item is not moved, the Contractor shall use its best efforts to clean all exposed glass of windows partially blocked by systems furniture.
- n. The Contractor shall not walk, step, or climb on any furniture or shelving to perform the work.
- o. The Contractor shall report observed damages to windows or frames to the Project Officer prior to cleaning. Failure to report such damage before cleaning may result in the Contractor being held responsible for any damages.

3. COUNTY RESPONSIBILITIES

- a. County personnel will remove items from sills or in front of windows which prevent reasonable access to the window by the cleaning crew.
- b. The County will move any stand-alone furniture that may be blocking access to a window.
- c. **The County will conduct Security Background Checks on all Contractor's employees that will be assigned to the Justice Center and the Water Pollution Control Bureau under this contract. Employees who do NOT pass the background check will not be permitted to work in the Justice Center Facilities. No new employee(s) shall work under this contract in the Justice Center unless they have passed a background check.**

4. ADDITIONAL CLEANINGS

Additional cleanings may be scheduled for any listed location at the County's option at the contract unit prices. The Contractor shall coordinate window cleaning schedules, in writing, with the County's Project Officer at (703) 228-4451 for Groups I-III, or at 703-228-6649 for Group IV and receive authorization to proceed via issuance of an approved Purchase Order for the scheduled work.

**EXHIBIT B
CONTRACT PRICING**

PRICING

GROUP I: \$ 39,411.00
 GROUP II: \$ 14,648.00
 GROUP III: \$ 2,670.00
 GROUP IV: \$ 91,053.00 91,054.00

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GRAND TOTAL FOR GROUPS I THROUGH IV: \$ 147,782.00 147,783.00

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ADDITIONAL COST:

1425/1435 N. COURTHOUSE ROAD Rope Descend System to pull weeds. \$ 900.00
 1435 30'x 60' Flag hanging/take down from roof. \$ 1,200.00
 Solar Panel Cleaning per square foot. \$ 0.45 /sq. ft.

#	LOCATION	COST PER CLEANING
GROUP 1 – COUNTY BUILDINGS UNDER 5 STORIES		
1	ARGUS HOUSE - 1527 CLARENDON BOULEVARD	\$ 300.00
2	AUROR HILLS LIBRARY/RECREATION CENTER 735 18TH STREET NORTH	\$ 600.00
3	WOODMONT CENTER 2422 NORTH FILMORE STREET	\$ 580.00
4	FIRE TRAINING 2800 SOUTH TAYLOR STREET	\$ 200.00
5	METRO ELEVATOR CLARENDON BOULEVARD & NORTH UHLE STREET	\$ 600.00
6	DAWSON TERRACE 2133 NORTH TAFT STREET	\$ 320.00
7	GULF BRANCH NATURE CENTER 3608 MILITARY ROAD	\$ 320.00
8	LONG BRANCH NATURE CENTER 625 SOUTH CARLIN SPRINGS ROAD	\$ 320.00
9	FORT C.F. SMITH TRACTOR BARN 2411 NORTH 24TH STREET	\$ 600.00
10	SHIRLINGTON BUS STATION 2975 SOUTH QUINCY STREET	\$ 500.00
11	CENTRAL LIBRARY (include solar panels) 1015 NORTH QUINCY STREET	\$ 1,523.00
12	CHERRYDALE LIBRARY 2150 NORTH MILITARY ROAD	\$ 300.00
13	WESTOVER LIBRARY (include solar panels) 1644 NORTH MCKINLEY ROAD	\$ 1,500.00
14	GLEN CARLYN LIBRARY 300 SOUTH KENSINGTON STREET	\$ 320.00
15	SHIRLINGTON LIBRARY/SIGNATURE THEATER 4200 CAMPBELL AVENUE	\$ 1,500.00
16	FIRE HEADQUARTERS 1020 North Hudson Street	\$ 1,196.00
17	MADISON CENTER 3829 NORTH STAFFORD STREET	\$ 1,196.00
18	DHS FACILITY 3103 NORTH 9TH ROAD	\$ 588.00
19	FIRE WAREHOUSE (outside only) 1425 North Quincy Street	\$ 180.00
20	RPC 1554 COLUMBIA PIKE	\$ 1,196.00
21	EQUIPMENT BUREAU DIVISION 2701 SOUTH TAYLOR STREET	\$ 180.00
22	SOLID WASTE BUREAU 4300 29TH STREET SOUTH	\$ 180.00
23	WATER, SEWER, STREETS (Green Roof) 4200 28TH STREET SOUTH	\$ 180.00
24	WATER, SEWER, STREETS 4202 28TH STREET SOUTH	\$ 180.00
25	LUBBER RUN RECREATION CENTER 300 NORTH PARK DRIVE	\$ 3,100.00
26	LEE COMMUNITY COLLEGE 5722 LEE HIGHWAY	\$ 600.00
27	WALTER REED COMMUNITY CENTER 2909 SOUTH 16TH STREET	\$ 1,550.00

#	LOCATION	COST PER CLEANING
28	BARCROFT SPORTS COMPLEX - 4200 SOUTH FOUR MILE RUN	\$ 1,550.00
29	ART BUSS OFFICE 1429 N. QUINCY STREET	\$ 896.00
30	WETA BUILDING 3700 SOUTH FOUR MILE RUN	\$ 500.00
31	FAIRLINGTON RECREATION CENTER 3308 SOUTH STAFFORD STREET	\$ 1,800.00
32	FIRE STATION #1 500 SOUTH GLEBE ROAD	\$ 900.00
33	FIRE STATION #2 4805 WILSON BOULEVARD	\$ 600.00
34	FIRE STATION #4 3121 10th Street North	\$ 500.00
35	FIRE STATION #3 4100 OLD DOMINION DRIVE	\$ 1,320.00
36	FIRE STATION #5 1750 SOUTH HAYES STREET	\$ 888.00
37	WAREHOUSE (outside only) 1435 N. QUINCY STREET	\$ 100.00
38	OEM WAREHOUSE (outside only) 1439 NORTH QUINCY STREET	\$ 580.00
39	FIRE STATION #9 1900 SOUTH WALTER REED DRIVE	\$ 550.00
40	FIRE STATION #10 1535 Wilson Blvd (2 stories only)	\$ 550.00
41	FIRE STATION #6 6950 NORTH LITTLE FALLS ROAD	\$ 550.00
42	PRCR ADMINSTRATIVE BUILDING 2700 SOUTH TAYLOR STREET	\$ 588.00
43	ARTS CENTER 3550 WILSON BOULEVARD (outside only)	\$ 1,030.00
44	INDEPENDENCE HOUSE (screens removed) 1723 FAIRFAX DRIVE	\$ 1,800.00
45	DAYCARE CENTER 2920 South Glebe Road	\$ 900.00
46	CARLYN HALL 5711 4th Street South	\$ 300.00
47	IMPOUND LOT 4250 29th Street South	\$ 100.00
48	BARCROFT GARAGE 4200 South Four Mile Run Drive	\$ 600.00
49	LONG BRIDGE AQUATIC CENTER 333 LONG BRIDGE DRIVE	\$ 3,000.00
TOTAL GROUP I		\$ 39,411.00

#	LOCATION	COST PER CLEANING
GROUP 2 – COUNTY BUILDINGS OVER 5 STORIES		
1	COURTS SQUARE WEST 1400 NORTH UHLE STREET	\$ 1,200.00
2	AC DETENTION CENTER 1435 NORTH COURTHOUSE ROAD	\$ 2,360.00
3	COURTS POLICE BUILDING 1425 NORTH COURTHOUSE ROAD	\$ 6,000.00
4	ARLINGTON MILL (Basketball Court included) 909 SOUTH DINWIDDIE STREET	\$ 2,688.00
5	HOMELESS CENTER 2020 14TH STREET N.	\$ 2,400.00
TOTAL GROUP II		\$ 14,648.00

#	LOCATION	COST PER CLEANING
GROUP 3 – WATER POLLUTION CONTROL BUREAU (WPCB) BUILDINGS		
1	WPCB OPERATIONS 3402 SOUTH GLEBE ROAD	\$ 500.00
2	WPCB TREATMENT 3139 SOUTH FERN STREET	\$ 600.00
3	WPCB MAINTENANCE BUILDING 3111 SOUTH FERN STREET	\$ 900.00
4	WPCB DEWATERING 3208 SOUTH EADS STREET	\$ 500.00
5	WPCB MAINTENANCE TRAILER (1) 3111 SOUTH FERN STREET	\$ 170.00
TOTAL GROUP III		\$ 2,670.00

GROUP 4 – ARLINGTON COUNTY PUBLIC SCHOOLS		
1	ABINGDON - 3035 SOUTH ABINGDON STREET	\$ 1,699.00
2	ARLINGTON SCIENCE FOCUS - 1501 NORTH LINCOLN STREET	\$ 2,178.00

#	LOCATION	COST PER CLEANING
3	ARLINGTON TRADITIONAL - 855 NORTH EDISON STREET	\$ 1,699.00
4	ASHLAWN - 5950 NORTH 8TH ROAD	\$ 2,098.00
5	BARCROFT - 625 SOUTH WAKEFIELD STREET	\$ 1,699.00
6	BARRETT - 4401 NORTH HENDERSON ROAD	\$ 1,699.00
7	CAMPBELL- 737 South Carlin Springs Road	\$ 599.00
8	CARLIN SPRINGS - 5995 SOUTH 5TH ROAD	\$ 1,699.00
9	DISCOVERY - 5231 NORTH 36TH STREET	\$ 2,098.00
10	CLAREMONT - 4700 SOUTH CHESTERFIELD ROAD	\$ 1,498.00
11	GLEBE - 1770 NORTH GLEBE ROAD	\$ 1,699.00
12	DREW - 3500 SOUTH 23RD STREET	\$ 1,699.00
13	HENRY - 702 NORTH HIGHLAND STREET	\$ 599.00
14	HOFFMAN-BOSTOM - 1415 SOUTH QUEEN STREET	\$ 2,399.00
15	JAMESTOWN - 3700 NORTH DELAWARE STREET	\$ 1,699.00
16	KEY - 2300 KEY BOULEVARD	\$ 896.00
17	LONG BRANCH - 33 NORTH FILLMORE STREET	\$ 896.00
18	MCKINLEY - 1030 NORTH MCKINLEY ROAD	\$ 896.00
19	NOTTINGHAM - 5900 LITTLE FALLS ROAD	\$ 1,699.00
20	OAKRIDGE - 1414 SOUTH 24TH STREET	\$ 1,498.00
21	RANDOLPH - 1306 SOUTH QUINCY STREET	\$ 1,197.00
22	REED - 1644 NORTH MCKINLEY ROAD	\$ 2,098.00
23	TAYLOR - 2600 NORTH STUART STREET	\$ 896.00
24	TUCKAHOE - 6550 NORTH 26TH STREET	\$ 597.00
25	STRATFORD PROGRAM - 4102 NORTH VACATION LANE	\$ 1,499.00
26	H-B WOODLAWN - 4100 NORTH VACATION LANE	\$ 4,328.00
27	CAREER CENTER - 816 SOUTH WALTER REED DRIVE	\$ 1,499.00
28	GUNSTON - 2700 SOUTH LANG STREET	\$ 2,099.00
29	JEFFERSON - 125 SOUTH OLD GLEBE ROAD	\$ 1,196.00
30	KENMORE - 200 SOUTH CARLIN SPRINGS ROAD	\$ 4,496.00
31	SWANSON - 5800 NORTH WASHINGTON BOULEVARD	\$ 2,999.00
32	WILLIAMSBURG - 3600 NORTH HARRISON STREET	\$ 2,999.00
33	WAKEFIELD - 4901 SOUTH CHESTERFIELD ROAD	\$ 9,000.00
34	WASHINGTON LEE 1301 NORTH STAFFORD STREET	\$ 5,926.00
35	YORKTOWN - 5201 NORTH 28TH STREET	\$ 2,997.00
36	SEQUOIA - 2100 WASHINGTON BOULEVARD	\$ 4,199.00
37	FACILITIES AND OPERATIONS - 2770 SOUTH TAYLOR STREET	\$ 898.00
38	EDUCATION CENTER - 1426 NORTH QUINCY STREET	\$ 2,196.00
39	LANGSTON - 4854 LEE HIGHWAY	\$ 1,197.00
40	WILSON - 1601 NORTH WILSON BOULEVARD	\$ 6,000.00
41	THURGOOD MARSHALL - 2847 WILSON BOULEVARD	\$ 596.00
42	ARLINGTON COMMUNITY HIGH SCHOOL - 800 WALTER REED DRIVE SOUTH	\$ 1,196.00
TOTAL GROUP IV		\$ 91,053.00 91,054.00

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Bidder acknowledges and approves correction to bid prices


DocuSigned by:

 Matali Flores
 DCAF1910002C402...
 6/26/2023

EXHIBIT C
LIVING WAGE FORMS

WAGE NOTICE

THE HOURLY RATE FOR EMPLOYEES OF THE CONTRACTOR AND ANY SUBCONTRACTORS WORKING ON COUNTY-OWNED, COUNTY-CONTROLLED PROPERTY, FACILITIES OWNED, OR LEASED, AND OPERATED BY A CONTRACTOR IF SERVICES PROVIDED AT THAT LOCATION ARE EXCLUSIVE TO ARLINGTON COUNTY, OR CONTRACTS FOR HOME-BASED CLIENT SERVICES MUST NOT BE LOWER THAN

\$17.00 PER HOUR

REFERENCE: ARLINGTON COUNTY PURCHASING RESOLUTION
SECTION 4-103

FOR INFORMATION CONTACT:

ARLINGTON COUNTY
OFFICE OF THE PURCHASING AGENT
2100 CLARENDON BOULEVARD, SUITE 500
ARLINGTON, VA 22201
703-228-3410

AVISO de SALARIO

MINIMO

LA TARIFA HORARIA DE LOS EMPLEADOS DEL CONTRATISTA, Y DE CUALQUIER SUBCONTRATISTA QUE TRABAJE EN PROPIEDADES DEL CONDADO, EN INSTALACIONES PROPIAS/ALQUILADAS Y OPERADAS POR UN CONTRATISTA SI LOS SERVICIOS PRESTADOS EN ESE LUGAR SON EXCLUSIVOS DEL CONDADO DE ARLINGTON, O EN CONTRATOS DE SERVICIOS DOMICILIARIOS A CLIENTES, NO DEBE SER INFERIOR
A

\$17.00 POR HORA

REFERENCIA: SECCIÓN 4-103, DE LA RESOLUCIÓN DE LA OFICINA DEL AGENTE DE COMPRAS DEL CONDADO DE ARLINGTON.
(ARLINGTON COUNTY PURCHASING RESOLUTION SECTION 4-103)

PARA OBTENER MAS INFORMACIÓN, LLAME A:
LA OFICINA DEL AGENTE DE COMPRAS DEL CONDADO DE
ARLINGTON.
703-228-3410.

PARA INFORMACION EN PERSONA DIRIJASE A:
2100 CLARENDON BOULEVARD, OFICINA No 500
ARLINGTON, VA 22201

EXHIBIT D
LIVING WAGE QUARTERLY COMPLIANCE REPORT

By Email: Please complete the report below and return it to: livingwage@arlingtonva.us

Quarter:

Year:

Company Name:

Contract Number:

Contract Name:

In order to audit your firm’s compliance with Service Contract Wage (Living Wage) provisions of the Arlington County Purchasing Resolution, please complete the following report and submit to Arlington County, Office of the Purchasing Agent, 2100 Clarendon Boulevard, Suite #500, Arlington, Virginia 22201. This report shall be submitted every (3) months during the Contract Term. All employees of the Contractor and any subcontractors working on County-owned, County controlled property, facilities owned, or leased, and operated by a Contractor if services provided at that location are exclusive to Arlington County, or contracts for home-based client services, shall be listed.

EMPLOYEE NAME	TOTAL HOURS THIS QUARTER	HOURLY WAGE

By signing this form, the above-listed company certifies that the information provided is accurate and complete. If unable to electronically sign this form, then print and sign the fully executed form for submittal by email.

Authorized Signature

Date

EXHIBIT E
CONTRACTOR PERFORMANCE EVALUATION FORM

ARLINGTON COUNTY GOVERNMENT

Contractor Performance Evaluation Form

Contractor Name: _____ Contract No.: _____

Date: _____ Project/Contract Name: _____

Interim Evaluation ____ Final Evaluation ____

Scope of Work/Services Provided:

Contract Start Date: ____/____/____ Contract End Date: ____/____/____ Actual Completion Date: ____/____/____

Please rate the effectiveness of the Contractor’s performance on the Contract/Project across the following dimensions:

Evaluation Criteria: Unacceptable Poor Satisfactory Excellent

Written comments to explain assigned ratings are required for any performance ratings below “satisfactory” or an “excellent” in any category.

Evaluation Questions

1. Quality of Workmanship

Rate the quality of the Contractor’s workmanship. Were there quality-related or workmanship problems on the Contract? Was the Contractor responsive to remedial work required?

____ Unacceptable ____ Poor ____ Satisfactory ____ Excellent ____ N/A

2. Problem Solving and Decision Making

Rate the Contractor’s ability to provide effective and creative problem solving, coordination and fair decision making on Contract/Project.

____ Unacceptable ____ Poor ____ Satisfactory ____ Excellent ____ N/A

3. Project Schedule

Rate the Contractor's performance with regard to adhering to contract schedules. Did the Contractor meet the contract schedule, or the schedule as revised by approved change orders? If not was the delay attributable to the Contractor?

___ Unacceptable ___ Poor ___ Satisfactory ___ Excellent ___ N/A

4. Subcontractor Management

Rate the Contractor's ability, effort and success in managing and coordinating subcontractors (if no subcontractors rate the Contractor's overall project management). Was the Contractor able to effectively resolve problems?

___ Unacceptable ___ Poor ___ Satisfactory ___ Excellent ___ N/A

5. Safety

Rate the Contractor's safety procedures on this Contract/Project? Were there any OSHA violations or serious safety accidents?

___ Unacceptable ___ Poor ___ Satisfactory ___ Excellent ___ N/A

6. Environmental Compliance

Did the Contractor comply with local, state, and federal environmental standards in the performance of the Contract? Did the Contractor comply in good faith with local erosion and sedimentation control requirements and/or any Stormwater Pollution Prevention Plan?

___ Unacceptable ___ Poor ___ Satisfactory ___ Excellent ___ N/A

7. Change Orders

Did the Contractor unreasonably claim change orders or extras? Were the Contractor's prices on change orders and extra work reasonable?

___ Unacceptable ___ Poor ___ Satisfactory ___ Excellent ___ N/A

8. Paperwork Processing

Rate this Contractor's performance in completing and submitting required project paperwork (i.e. change orders, submittal, drawings, invoices, workforce reports, etc.) Did the Contractor submit the required paperwork promptly and in proper form?

___ Unacceptable ___ Poor ___ Satisfactory ___ Excellent ___ N/A

9. Supervisory Personnel

Rate the general performance of this Contractor's supervisory personnel. Did they have the knowledge, management skills and experience to run a project of this size and scope?

___ Unacceptable ___ Poor ___ Satisfactory ___ Excellent ___ N/A

10. Expertise, Knowledge and Experience

Rate this Contractor's personnel. Were they dedicated, experienced and qualified for the duration of project.

___ Unacceptable ___ Poor ___ Satisfactory ___ Excellent ___ N/A

11. Project/Contract Closeout

Rate the Contractor's performance on timeliness and quality of closeout deliverables such as As-Built Drawings, Operation and Maintenance Manuals, and training. Did the Contractor complete the tasks or Project on schedule; was the punch list completed within the allotted time?

___ Unacceptable ___ Poor ___ Satisfactory ___ Excellent ___ N/A

12. Level of Overall Performance

___ Unacceptable ___ Poor ___ Satisfactory ___ Excellent ___ N/A

Based on these comments, would you recommend this Contractor for comparable work in the future?

Yes No

Please provide any comments regarding the Contractor's performance or the quality of its work. The Contractor can also provide any comments or clarification on the evaluation in the box below.

(Project Officer or Contractor, use additional sheets, if Necessary):

Signatures and Certifications:

1. The information contained in this evaluation form represents, to the best of my knowledge, a true and accurate analysis of the Contractor’s performance record on this Contract; and,
2. The contents on the evaluation form and the ratings were not negotiated with the Contractor or its representative for any reason.

Evaluator’s Signature: _____ Date: _____

Evaluator’s (PjO) Printed Name _____ Evaluator’s Title: _____

Contractor’s signature below acknowledges receipt and the opportunity to respond:

Contractor Signature: _____ Date: _____

Contractor Printed Name: _____ Title: _____

EVALUATION RATINGS DEFINITIONS

Rating	Definition	Notes
Excellent	Performance meets contractual requirements and exceeds many to the County’s benefit. The contractual performance of the element or sub-element being evaluated was accomplished with few minor problems for which corrective actions taken by the contractor were highly effective.	To justify an Exceptional rating, identify multiple significant events and state how they were of benefit to the County. A singular benefit, however, could be of such magnitude that it alone constitutes an Exceptional rating. Also, there should have been NO significant weaknesses identified.
Satisfactory	Performance meets contractual requirements. The contractual performance of the element or sub-element contains some minor problems for which corrective actions taken by the contractor appear or were satisfactory.	To justify a Satisfactory rating, there should have been only minor problems, or major problems the contractor recovered from without impact to the contract/order. There should have been NO significant weaknesses identified. A fundamental principle of assigning ratings is that contractors will not be evaluated with a rating lower than Satisfactory solely for not performing beyond the requirements of the contract/order.
Poor	Performance does not meet some contractual requirements. The contractual performance of the element or sub-element being evaluated reflects a serious problem for which the contractor has not yet identified corrective actions. The contractor’s proposed actions appear only marginally effective or were not fully implemented.	To justify poor performance, identify a significant event in each category that the contractor had trouble overcoming and state how it impacted the County. A poor rating should be supported by referencing the management tool that notified the contractor of the contractual deficiency (e.g., management, quality, safety, or environmental deficiency report or letter).

Unacceptable	Performance does not meet most contractual requirements and recovery is not likely in a timely manner. The contractual performance of the element or sub-element contains a serious problem(s) for which the contractor's corrective actions appear or were ineffective.	To justify an Unsatisfactory rating, identify multiple significant events in each category that the contractor had trouble overcoming and state how it impacted the County. A singular problem, however, could be of such serious magnitude that it alone constitutes an unsatisfactory rating. An Unsatisfactory rating should be supported by referencing the management tools used to notify the contractor of the contractual deficiencies (e.g., management, quality, safety, or environmental deficiency reports, or letters).
Not Applicable (N/A)	N/A (not applicable) should be used if the ratings are not going to be applied to a particular area for evaluation.	

END