


<b>INVITATION TO BID</b>			<b>BID DUE DATE AND TIME</b>	
BOARD OF SUPERVISORS OF LOUISIANA STATE UNIVERSITY AND AGRICULTURAL & MECHANICAL COLLEGE			<b>06/03/2025      11:00 AM      CT</b>	
<b>SOLICITATION</b> RFQ-0000002495 <b>SUPPLIER #</b> <b>SUPPLIER NAME AND ADDRESS</b> <div style="border: 1px solid black; height: 100px; width: 100%; margin-top: 10px;"></div>			<b>RETURN BID TO</b> lsubids@lsu.edu  <b>Buyer</b> Erica Pino <b>Buyer Phone</b> <b>Buyer Email</b> epino2@lsu.edu <b>Issue Date</b> 04/22/2025	
TITLE: Custodial Services for PBRC - Term Contract				
Addendum 01: Notice is given to all parties that this Solicitation is amended by the University as stated herein. This Addendum is hereby made an official part of this solicitation. See attached Supplier Inquiries and Responses and Specification Changes. Bid due date and time has been extended from 5/22/25 at 11:00AM CT to 6/3/25 at 11:00 AM CT.				
<p style="text-align: center;"><b>To Be Completed By Supplier</b></p> <ol style="list-style-type: none"> <li>_____ "No Bid" (sign and return this page only).</li> <li>_____ My Company does not wish to receive future solicitations for this spend category.</li> <li>Specify your Delivery: To be made within _____ days after receipt of order.</li> <li>If applicable, Supplier's Addendum Acknowledgement/Response:            As an authorized agent/signatory of the supplier, I/we acknowledge receipt of this Addendum, and            _____ submit no alterations/clarifications to our original bid.            _____ submit superseding revisions/clarifications to our original bid as written herein or attached hereto.         </li> </ol> <p style="text-align: center;"><b>General Instructions to Suppliers</b></p> <ol style="list-style-type: none"> <li>Sealed bids for furnishing the items and/or services specified are hereby solicited, and will be received by LSU Procurement at the "Return Bid To" address stated above, until the specified due date and time.</li> <li>Read the entire solicitation, including all terms, conditions and specifications.</li> <li>All bid information and prices must be typed or written in ink. Any corrections, erasures or other forms of alteration to unit price are to be initialed by the supplier.</li> <li>Bid prices are to be quoted FOB LSU/Destination and inclusive of any and all applicable shipping and handling charges unless otherwise specified in the solicitation. Any invoiced delivery charges not quoted and itemized on the LSU purchase order are subject to rejection and non-payment.</li> <li>Payment is to be made within 30 days after receipt of properly executed invoice, or delivery and acceptance, whichever is later.</li> <li>By signing this solicitation, the supplier certifies compliance with all general instructions to suppliers, terms, conditions and specifications; and further certifies that this bid is made without collusion or fraud.</li> </ol>				
<b>SUPPLIER NAME</b>			<b>MAILING ADDRESS</b>	
<b>AUTHORIZED SIGNATURE</b>			<b>CITY, STATE ZIP</b>	
<b>PRINTED NAME</b>			<b>PHONE #</b>	
<b>TITLE</b>			<b>FAX #</b>	
<b>E-MAIL</b>			<b>FEDERAL TAX ID #</b>	

RFQ-0000002495

Addendum 01

### **Bid Extension**

Bid due date and time has been extended from 5/22/2025 at 11:00am CT to 6/3/2025 at 11:00 AM CT.

### **Addition of Metabolic Kitchen Cleaning on Saturdays and Sundays**

Currently, the Metabolic Kitchen is to be cleaned 5 days per week/Group B. That shall remain unchanged. In addition to this, the Metabolic Kitchen must be cleaned on Saturdays and Sundays temporarily due to several feeding studies. Supplier will be informed when these Saturday/Sunday services are no longer needed.

See attached for revised price sheets which include the addition of this line item. Suppliers should submit pricing on the revised price sheets. Pricing on all line items (1- 8) is required. Failure to bid on all line items shall result in rejection of your bid.

### **Additional Non-Mandatory Site Visit for Metabolic Kitchen and Floor Measuring**

Any interested supplier who attended the mandatory pre-bid meeting on 5/7/25 may request an additional site visit to view the Metabolic Kitchen and measure and calculate flooring square footages.

Suppliers should contact Marilyn Hughes, Assistant Director of Facility Services at (225) 763-2506, who will arrange for a member of her staff to provide an escort to assist with this.

**THIS IS NOT MANDATORY.** Only suppliers who attended the pre-bid conference on 5/7/25 will be eligible for award consideration.

### **Supplier Inquiry and Response**

Q1. On 03/14/2023 under solicitation RFQ-00001869, an award was issued, which contained a contract renewal / extension of four (4) additional twelve (12) month periods (Exhibit E #3). What is/was the cause for this to be re-bid before the expiration of the renewal extensions contained in RFQ-00001869?

A1. Each renewal option is not guaranteed. A new bid is needed at this time.

Q2. On page 3 (5) it reads: "No subcontractors will be permitted except those providing exterior window cleaning and cleaning services for the interior 5-story windows of the Building L Atrium." Is exterior and interior window cleaning for Building L Atrium part of this contract? If yes, how often is the contractor to provide exterior and interior window cleaning for the Building L Atrium?

A2. Exterior window cleaning is not part of the contract. A sub-contractor will be allowed to clean the interior windows of Bldg L Atrium as we request, except for what is required per the standard Annual Requirements listed on page 25 (vi.5). The only portion of the large Atrium interior area glass that requires cleaning as part of the standard Annual Requirements is the glass around the doors and walkways to the 1<sup>st</sup> and 2<sup>nd</sup> floors of the Lab Building C. All remaining interior glass cleaning in Bldg L Atrium is not included in the standard Annual Requirements.

If interior window cleaning for Bldg L Atrium beyond the scope of the Annual Requirements is requested, supplier will furnish a quote to PBRC prior to work.

Q3. Confirm that the PBRC is responsible to pay for and provide all consumable products as outlined on page 3 (3).

A3. Yes, PBRC pays for the consumables listed on page 3, Section C, #3.

Q4. Who is responsible to pay for, provide, and replace any broken, missing, or inoperable restroom /breakroom/cafeteria consumable dispensers?

A4. PBRC replaces those. Supplier would be responsible if they need to be replaced due to inappropriate use of cleaning chemicals (ie, using the acid cleaners on metal, causing them to rust).

Q5. Are the qualifications and resumes for the Contract Manager and Supervisors to be submitted with bidder response/proposal, or submitted from the successful bidder before contract execution?

A5. A detailed resume containing the information specified shall be submitted to the Facilities Management Assistant Director after the award but before the assignment of any supervisors or a manager to the contract.

Q6. On page 9 (3) it reads in part: "The Supplier shall provide staffing to meet or exceed the following "minimum staffing standards" These standards are "minimum" levels of staffing .... and it shall consist of a minimum of 13 persons PLUS two (2) non-working supervisors." Under Exhibit "A" Group A buildings are scheduled to be cleaned three (3) days per week on Monday, Wednesday and Friday. A three (3) day work schedule is at odds and in conflict with a 40 hour per week employee. Here, it is clear from the solicitation when read as a whole that the PBRC is not setting forth in the solicitation an estimate of required staffing of thirteen (13) persons plus two (2) non-working supervisors, but is instead indicating the minimum required for the bidder to receive award.

So that all bidders can respond properly and compete on an equal footing, to the PBRC labor requirements, please clarify the number of employees and employee hours under Exhibit "A" Group "A" Buildings, that the PBRC is requiring the bidder to provide for those three (3) service days.

A6. 13 people, each working 8 hours a day, 5 days per week, are necessary to keep this entire facility clean. It is the supplier's responsibility to utilize their staff to ensure all cleaning schedules, whether nightly or not, are met.

Q7. Will a day porter(s) be required to provide service on Monday, Wednesday, and Friday (3 days per week) Group A Buildings? If yes, how many porters are required? What will be the day porter's hours?

A7. No, day attendants are to be provided on an "as needed" basis only.

Q8. Will a day porter(s) be required to provide service Monday thru Friday (5 days per week) Group B Buildings? If yes, how many day porters are required? What will be the day porter's hours?

A8. No, day attendants are to be provided on an "as needed" basis only.

Q9. Will the PBRC require any day porters on the Weekends?

A9. Yes, there is a possibility that a day attendant or another custodian will be necessary on Saturdays and Sundays in the Metabolic Kitchen due to the number of feeding studies. Additionally, we may occasionally need a Day Attendant on the weekends for large conferences.

Q10. On Exhibit A - Building List Group A it states that service is to be provided three (3) days per week on Monday, Wednesday, and Friday. Who is to clean the buildings, including the restrooms on Tuesday and Thursday for the Building List Group A?

A10. Building List Group A is only cleaned on those three days EXCEPT for the restrooms, which are cleaned FIVE days (which is noted in Group B).

Q11. On page 11 (6) it states: "Photo ID cards will be issued by the University and shall be worn at all times while in the facility." Will there be a charge to the contractor for the Photo ID cards? If so what will the charge be per card?

A11. No, PBRC will provide these free of charge.

Q12. I wanted to kindly request the current vendor and pricing details for the Pennington janitorial contract.

A12. The current vendor is Diversified Maintenance, and the total contract price is \$365,714.20. See the attached current PO.

Q13. Did the previous contract require the janitorial company to provide the necessary supplies?

A13. PBRC provided the consumables that are currently laid out in the contract on page 3, Section C, #3.

Q14. On page 13 (16a-Holidays) it reads in part: "and the Supplier shall not be responsible for having any personnel in the facility on these holidays." Then (16b) reads in part... "Supplier shall be responsible for responding to scheduled service on the holidays listed above". Please clarify if the Supplier is to provide or not provide service on the holidays

listed on page 13 (16a I thru 10). If the contractor is to provide service during holidays, how will he be compensated?

A14. The custodians are not required to work on the specific days listed in section 16a- Holidays. However, there are days during the Christmas break (excluding Christmas Day, Christmas Eve, New Year's Day, New Year's Eve) when PBRC is closed, but the supplier is still responsible for normal staffing on those days. Stripping and waxing of the floors also typically takes place on these days as well.

Q15. On page 12 ( 15b-Extended Hours) - 13 it states in part: "The times may vary but typically involve the stripping and waxing of floors during Christmas Break, and for cleaning of events." On the price sheet there is no line item for "cleaning of events," how will the Supplier be compensated for the "cleaning of events"?

A15. Most of these areas are already included in the cleaning schedule (Building G). Any cleaning beyond the scope of this contract would be covered by the remaining line items.

Q16. The Annual Service Requirement reads in part: "Strip, rewax, and buff all vinyl tile, soft flooring, terrazzo, ceramic tile and brick paver floors." Is the annual strip and rewaxing to be done during the Christmas Break as per the instruction on page 12 ( 15b-Extended Hours) - 13?

A16. Yes.

Q17. On page(s) 19 and 25 (v. Semi-Annual Service Requirements) it reads in part: "Shampoo all carpeted areas, offices, hallways, trailers etc." and (vi. Annual Service Requirements) it reads in part: "Shampoo extract all carpeted areas (during Christmas break)." Is the shampooing of the carpet to be done Annually or Semi-Annual? If Annual during the Christmas Break? If Semi-Annual, which months should this be done?

A17. Carpets are to be bonnet cleaned semi-annually (every 6 months) and shampoo extracted annually during Christmas Break.

Q18. I am requesting the price awarded for each item number listed in the current solicitation.

A18. See the attached current PO.

Q19. I am requesting the total contract dollar amount awarded for the previous contract.

A19. The total current contract price is \$365,714.20.

Q20. I am requesting a copy of the previous bid tabulation for this contract.

A20. See the attached previous bid tabulation.

Q21. I am requesting the name of the vendor or company currently holding the contract.

A21. The current vendor is Diversified Maintenance.

Q22. I am wanting to know how many janitorial closets do they have in total for the contract.

A22. There are 17 janitorial closets.

Q23. Would we need to provide mop buckets, brooms and janitor carts?

A23. Yes

Q24. Can we request the current provider and current pricing for this project?

A24. The current vendor is Diversified Maintenance, and the current price is \$365,714.20.

Q25. We request copy of the official sign in sheet (attendee list) from the mandatory pre-bid conference held on May 7, 2025.

A25. See the attached sign-in sheet.

Q26. Will proposed staff be expected to stay the entire duration of the hours requested in Section 15 on page 20?

A26. Yes, it is up to the supplier to fully utilize staffing to clean the facility as outlined in the specifications.

Q27. Is there an estimated budget threshold for this project?

A27. The estimated budget is \$365,731

Q28. How often is stripping, waxing, and carpet shampooing to be performed? Are you able to provide an estimated square footage for these areas that will be cleaned? Additionally, what type of flooring is to be cleaned? Tile, wood flooring, et cetera...

A28. Reference Item #18, Service Requirements in specifications.

Suppliers are allowed to measure or calculate these areas themselves by contacting Marilyn Hughes, Assistant Director of Facility Services, at (225) 763-2506, who will arrange for a member of her staff to provide an escort to assist with this. **THIS IS NOT MANDATORY.** Only suppliers who attended the mandatory pre-bid conference on 5/7/25 will be eligible for award consideration.

Suppliers can walk through each building and take measurements of a sample area of each type of room. Flooring treatments are standardized for each use type; for example, vinyl tile is used for labs and exam rooms, carpet for offices and conference rooms, and terrazzo for atrium areas, among others. Suppliers should not interrupt anyone in any areas.

Q29. Will consumables be delivered to each building or will vendor be responsible for picking up from a central location to bring to each building?

A29. Consumables are delivered to the main janitorial closet located in Bldg C. Supplier is responsible for getting the consumables from there to all the buildings.

Q30. Can you give some more clarity on line #2 of pricing page?

A30. It allows pricing per square foot instead of by the hour for work in areas not covered under the contract.



Q31. Is the vendor responsible for cleaning exam tables in the exam rooms?

A31. No

Q32. Please provide a list of all the companies who attended the mandatory pre-bid conference and site visit.

A32. See the attached sign-in sheet.

Q33. Please provide a copy of the current executed contract

A33. See the attached current PO.

Q34. What is the annual spend of the current executed contract?

A34. The total current contract price is \$365,714.20.

Q35. How many consecutive years has the current janitorial company been providing janitorial services at Pennington Biomedical Research Center (PBRC)?

A35. 8 years

Q36. Is the current janitorial scope the same as the scope of work included in RFQ-0000002495?

A36. Yes, with some minor changes.

Q37. What is the anticipated bid award date?

A37. We anticipate making an award ASAP after bid opening. Contract start date is 7/1/2025.

Q38. What is the anticipated contract start date?

A38. 7/1/2025

Q39. Does the current janitorial company utilize any vehicles, golf carts, or side by sides to satisfy the scope of work? If so, how many of each?

A39. No

Q40. What supplies and equipment are provided by PBRC or LSU?

A40. PBRC provides the consumables that are currently laid out in the contract on page 3, Section C, #3.

Q41. What supplies and equipment are provided by Contractor?

A41. See Page 3, Section C, #3. Pennington does not provide any equipment.

Q42. How many restrooms are at each building?

A42. See the provided floor plans and their locations that are included in the bid document.

Q43. What is the total number of fixtures (e.g., toilets, sinks, urinals, and showers) in the restrooms?

A43. We do not have this information.

Q44. Are the restroom dispensers standardized (e.g., toilet tissue, soap, hand towel, hand sanitizer, etc.) in all of the restrooms? If not, would PBRC be interested in the Contractor standardizing all of the restroom dispensers?

A44. To a certain extent (2 types of soap dispensers based on areas, C-folds, Enmotion). No.

Q45. What is the estimated square footage of VCT and other hard surface floors that need to be stripped and waxed at each building?

A45. This information is not readily available. Suppliers are allowed to measure or calculate these areas themselves by contacting Marilyn Hughes, Assistant Director of Facility Services, at (225) 763-2506, who will arrange for a member of her staff to provide an escort to assist with this. **THIS IS NOT MANDATORY**. Only suppliers who attended the mandatory pre-bid conference on 5/7/25 will be eligible for award consideration.

Suppliers can walk through each building and take measurements of a sample area of each type of room. Flooring treatments are standardized for each use type; for example, vinyl tile is used for labs and exam rooms, carpet for offices and conference rooms, and terrazzo for atrium areas, among others. Suppliers should not interrupt anyone in any areas.

Q46. What is the estimated square footage of the carpeted areas that need to be shampooed or extracted at each building?

A46. This information is not readily available. Suppliers are allowed to measure or calculate these areas themselves by contacting Marilyn Hughes, Assistant Director of Facility Services, at (225) 763-2506, who will arrange for a member of her staff to provide an escort to assist with this. **THIS IS NOT MANDATORY**. Only suppliers who attended the mandatory pre-bid conference on 5/7/25 will be eligible for award consideration.

Suppliers can walk through each building and take measurements of a sample area of each type of room. Flooring treatments are standardized for each use type; for example, vinyl tile is used for labs and exam rooms, carpet for offices and conference rooms, and terrazzo for atrium areas, among others. Suppliers should not interrupt anyone in any areas.

Q47. How does the Contractor gain access to each building?

A47. Badges and keys allowing access to the buildings will be signed out nightly in the Security office and returned at the end of the shift.

Q48. The resumes of the Contract Manager and Supervisory Employees are provided to the Assistant Director of Facilities Management after the contract has been awarded, correct?

A48. Correct

Q49. The contract requires a minimum of 13 persons PLUS two (2) non-working supervisors, correct? Are all of these positions “full-time” positions or 40-hours per week per position? Does this mean the contract requires a minimum of 600 man hours per week?

A49. Correct to all questions.

Q50. Current Budget or current Contract Price being billed?

A50. The current contract price is \$365,731. See the attached current PO.

Q51. Does the Contract Manager or Project Manager need to be onsite daily?

A51. No

Q52. Will Bldg G. - C.B Pennington go from 3 days to 5 day cleaning?

A52. Building G: (common areas, corridors, auditorium and seminar rooms, and catering kitchen) is moved to Group B/ 5 days per week. See revised Exhibit A.

Q53. Is there a storage area outside for the vehicles needed to perform this contract to move between bldg. Also does it need to be gas or electric?

A53. If supplier wants to utilize utility carts to move between buildings, storage may be able to be provided. PBRC has no preference for gas or electric. PBRC/LSU is not responsible for damage or theft of any of the Supplier’s property left on-site.

Q54. Are we responsible for the exterior window cleaning?

A54. No

Q55. Do you know what the current hourly rate is paid to the current staff?

A55. See the attached current PO.

Q56. How long is the term of the contract? And are there renewal options?

A56. See #1 Scope of Contract on the LSU Term Contract- Terms & Conditions.

Q57. Copy of the Pre Bid meeting sign in sheet.

A57. See the attached sign-in sheet.

## **Specification Changes**

The following information from the specifications is changed:

1. **Section V. Performance Bond**

The amount required for the performance bond has been changed from “full amount of the contract” to “\$200,000”. All other requirements in this section remain the same.

**Section V. Performance Bond, 1<sup>st</sup> sentence is changed to read:**

The Supplier shall be required to provide a performance (surety) bond in the amount of **\$200,000** to ensure the successful performance under the terms and conditions of the contract negotiated between the Supplier and the University...

2. Exterior window cleaning has been removed from the specifications.

**Section B. General Conditions, #5 (Page 3) is changed to read:**

No subcontractors will be permitted except those providing cleaning services for the interior 5-story windows of the Building L Atrium (not already covered under Annual Requirements on page 25, section vi.5.)

3. Exhibit A – Bldg G common areas have been moved from the 3 days/week Group A to the 5 days/week Group B. See attached revised Exhibit A.

4. Floor plan for first floor Building N – N1056 & N1056A has been updated to reflect that these rooms are currently being cleaned. See attached revised floor plan for first floor Building N.

5. Metabolic Kitchen is temporarily added to the specifications for cleaning on Saturday and Sunday until no longer required.

# Revised Price Sheet - Addendum 01

PRICE SHEET		INVITATION TO BID			Page 7	
SOLICITATION RFQ-0000002495		DUE DATE 06/03/2025		DUE TIME 11:00:00 AM		
ITEM NO.	ITEM DESCRIPTION	QUANTITY	UOM	UNIT PRICE	EXTENDED AMOUNT	
<b>UNLESS SPECIFIED ELSEWHERE, SHIP ALL ITEMS TO:</b> <b>6400 Perkins Road</b> <b>Baton Rouge, LA 70808</b>						
1	All or None  <b>Price per man-hour to provide additional labor services above and beyond scope of contract requirements.</b>	60	Hour	\$ _____	\$ _____	
2	All or None  <b>Provide labor, tools, &amp; necessary materials for additional cleaning of areas on requested on an "as needed" basis. Cost to be provided on a monthly basis which will be used to calculate the daily rate.</b>	3000	Square Foot	\$ _____	\$ _____	
3	All or None  <b>Price per man-hour to provide for specified Day Attendant and an "as needed" basis per contract specifications.</b>	100	Hour	\$ _____	\$ _____	

PRICE SHEET			INVITATION TO BID		Page 8	
SOLICITATION RFQ-0000002495			DUE DATE 06/03/2025		DUE TIME 11:00:00 AM	
ITEM NO.	ITEM DESCRIPTION	QUANTITY	UOM	UNIT PRICE	EXTENDED AMOUNT	
4	All or None  <b>Additional Apartment space cleaning added to regularly scheduled cleaning - subject to same cleaning requirements.</b>	100	Square Foot	\$ _____	\$ _____	
5	All or None  <b>Additional Laboratory space added to regularly scheduled cleaning on a 3-day per week basis - subject to same cleaning requirements.</b>	1000	Square Foot	\$ _____	\$ _____	
6	All or None  <b>Additional Office Space added to regularly scheduled cleaning on a 3-day per week basis - subject to same cleaning requirements</b>	1000	Square Foot	\$ _____	\$ _____	
7	All or None  <b>Monthly janitorial services per specifications.</b>	12	Month	\$ _____	\$ _____	
8	All or None  <b>Metabolic Kitchen - Saturday/Sunday cleaning, per attached specifications</b>	64	Each	\$ _____	\$ _____	



<b>PURCHASE ORDER</b>				<b>ISSUE DATE</b> 05/02/24	<b>ORDER NUMBER</b> PO-0000266883
BOARD OF SUPERVISORS OF LOUISIANA STATE UNIVERSITY AND AGRICULTURAL & MECHANICAL COLLEGE				<b>SHIP FOB DESTINATION TO (UNLESS SPECIFIED ELSEWHERE)</b> Pennington Biomedical Research Center CC00795 LSUPBRC   Facilities   Facilities Management 6400 Perkins Road Baton Rouge, LA 70808	
<b>ISSUING LSU CAMPUS</b> Pennington Biomedical Research Center					
<b>SUPPLIER NAME AND ADDRESS</b> Diversified Maintenance - RWS LLC  331 First Ave North Birmingham, Alabama 35204 United States of America		<b>BILL TO AND ADDRESS ALL PAYMENT INQUIRIES TO</b> Pennington Biomedical Research Center LSU Accounts Payable & Travel 217 Thomas Boyd Hall Baton Rouge, LA 70803 PHONE: +1 (225) 578-1550 FAX : +1 (225) 578-2052 EMAIL: aptravel@lsu.edu			
<b>ADDRESS ALL INQUIRIES INCLUDING DELIVERIES TO</b> <b>NAME</b> Trevor Munn <b>EMAIL</b> trevor.munn@pbrc.edu <b>PHONE</b>		<b>BUYER OF RECORD</b> <b>NAME</b> Erica Pino <b>EMAIL</b> epino2@lsu.edu <b>PHONE</b>			
<b>SUPPLIER NUMBER</b> SPL-07595	<b>SUPPLIER REFERENCE</b>	<b>PAYMENT TERMS</b> Net 30	<b>SHIPPING TERM</b> FOB Destination	<b>FISCAL YEAR</b> 2024 - 2025	
<b>PURCHASE ORDER TYPE</b> Term Contract	<b>REQUISITION</b> RQ-0000272898	<b>SOLICITATION</b>	<b>FEDERAL FUND</b>	<b>TOTAL AMOUNT OF ORDER</b> \$365,714.20	
<p align="center"><b>Standard Terms and Conditions of Purchase</b></p> <p><b>1. Contract</b> All solicitation specifications, terms and conditions are made part of this purchase order as if fully reproduced herein. This order shall not be amended by any supplier contract, form, etc. Departments are expressly prohibited from signing any supplier forms.</p> <p><b>2. Applicable Law</b> This contract shall be construed in accordance with and governed by the laws of the State of Louisiana. The Nineteenth Judicial District Court for the Parish of East Baton Rouge, State of Louisiana, shall have exclusive jurisdiction and venue over and shall be the exclusive forum for adjudication of any and all actions between the State and Supplier for any claim or cause of action arising under or by virtue of this contract, whether the action is on the contract or for breach of the contract or whether the action is for declaratory, injunctive, or other equitable relief.</p> <p><b>3. Delivery</b> Supplier is responsible for making timely delivery as specified in this order. Supplier shall promptly notify the LSU Department and/or Procurement Office of any unforeseen delays beyond its control.</p> <p><b>4. Awarded Products</b> Only those awarded brands and numbers stated in this order are approved for delivery, acceptance, and payment purposes. Any substitutions require prior approval of the Procurement Office. Any defect in any product may cause its rejection.</p> <p><b>5. Taxes</b> LSU is exempt from all Louisiana state and local sales and use taxes. Resident and non-resident firms acknowledge their responsibility for the payment of all taxes duly assessed by the State of Louisiana and its political subdivisions for which they are liable, including but not limited to: franchise taxes, privilege taxes, sales taxes, use taxes, ad valorem taxes, etc.</p> <p><b>6. Supplier Invoices / Payment Terms</b> Invoices shall reference the LSU purchase order number, supplier's packing list/delivery ticket number, shipping/delivery date, etc. Invoices are to be itemized and billed in accordance with the order, show the amount of any prompt payment discount, and shall be submitted on the supplier's own invoice form. Invoices submitted by the supplier's third party supplier are not acceptable. Unless otherwise contracted, payment is to be made within 30 days after receipt of properly executed invoice, or delivery and acceptance, whichever is later.</p> <p><b>7. Assignment of Contract/Contract Proceeds</b> Supplier shall not assign, sublet or transfer its contractual responsibilities, or payment proceeds thereof, to another party without the prior written consent and approval of the Procurement Office.</p> <p><b>8. Federal Funds</b> If flagged as "Federally Funded" above, this purchase order is subject to federal contract provisions. By acceptance of this purchase order, supplier agrees to comply with all applicable Terms &amp; Conditions for Federal Contracts and Grants located at: <a href="http://www.lsu.edu/administration/ofa/procurement/a-z-policies-procedures/purchase-order-terms-and-conditions.php">http://www.lsu.edu/administration/ofa/procurement/a-z-policies-procedures/purchase-order-terms-and-conditions.php</a>.</p>					
APPROVED		Erica Pino AUTHORIZED PURCHASING SIGNATURE			

PRICE SHEET		PURCHASE ORDER			PAGE 2
SUPPLIER NAME		Diversified Maintenance - RWS LLC			ORDER NUMBER
SUPPLIER NUMBER		SPL-07595			PO-0000266883
Line	Item Description	Quantity	Unit of Measure	Unit Cost	Extended Amount
1	Price per man-hour to provide additional labor services above and beyond scope of contract requirements.	60	Hour	14.17	\$850.20
2	Provide labor, tools, & necessary materials for additional cleaning of areas on requested on an "as needed" basis. Cost to be provided on a monthly basis which will be used to calculate the daily rate.	3000	Square Foot	0.073	\$219.00
3	Price per man-hour to provide for specified Day Attendant and an "as needed" basis per contract specifications.	100	Hour	14.17	\$1,417.00
4	Additional Apartment space cleaning added to regularly scheduled cleaning - subject to same cleaning requirements.	100	Square Foot	0.073	\$7.30
5	Additional stairwell space added to regularly scheduled cleaning on a 3-day per week basis - subject to same cleaning requirements.	100	Square Foot	0.044	\$4.40
6	Additional Clinical Patient Room space added to regular scheduled cleaning on a 5-day per week basis - subject to same cleaning requirements.	100	Square Foot	0.073	\$7.30
7	Additional Clinical Patient Toilet Room space added to regularly scheduled cleaning on a 5-day per week basis - subject to same cleaning requirements.	100	Square Foot	0.073	\$7.30
8	Additional Clinical Scrub Areas, Exam Rooms, & Surgery Site space added to regularly scheduled cleaning on a 5-day per week basis - subject to same cleaning requirements.	100	Square Foot	0.073	\$7.30
9	Additional Kitchen & Dining space added to regularly scheduled cleaning on a 5-day per week basis - subject to same cleaning requirements.	100	Square Foot	0.073	\$7.30
10	Additional Toilet Room space added to regularly scheduled cleaning on a 5-day per week basis - subject to same cleaning requirements.	100	Square Foot	0.073	\$7.30
11	Additional Laboratory space added to regularly scheduled cleaning on a 3-day per week basis - subject to same cleaning requirements.	1000	Square Foot	0.044	\$44.00
12	Additional Office Space added to regularly scheduled cleaning on a 3-day per week basis - subject to same cleaning requirements	1000	Square Foot	0.044	\$44.00
13	Monthly janitorial services per contract.	12	Month	30257.65	\$363,091.80

Response Tabulation - All or None



[AllOrNoneWelcomeLabel]

RFQ Nbr: RFQ-0000001869 - CUSTODIAL SERVICES FOR PBRC- TERM CONTRACT    RFQ Type: Invitation to Bid    Sourcing Buyer: Rose Bourg    Evaluation Type: Group    Responses: 7    Awards: 0

Supplier Response Totals

Double-click a supplier line below to view response details

Award	Status	Response Nbr	Supplier Name	Company	Total Items	Total QTY	Response Tot:
N	Rejected	2	Summer Nicole Freeman - Total Coverage Cleaning LLC (SPL-49697)	Pennington Biomedical Research Center (30)	13	5,872.00	\$291,020.00
N	Evaluated	6	Diversified Maintenance - RWS LLC (SPL-07595)	Pennington Biomedical Research Center (30)	13	5,872.00	\$365,714.20
N	Evaluated	4	ICI Building Services Inc (SPL-00990)	Pennington Biomedical Research Center (30)	13	5,872.00	\$383,710.00
N	Evaluated	1	Goodwill Industries of Southeastern Louisiana Inc (SPL-49974)	Pennington Biomedical Research Center (30)	13	5,872.00	\$496,754.08
N	Evaluated	8	Alluring Event Cleaning (SPL-50007)	Pennington Biomedical Research Center (30)	13	5,872.00	\$508,474.99
N	Evaluated	3	SEJ Services LLC (SPL-31279)	Pennington Biomedical Research Center (30)	13	5,872.00	\$562,809.82
N	Evaluated	7	Disinfx LLC - Jason Talviste (SPL-49794)	Pennington Biomedical Research Center (30)	13	5,872.00	\$613,407.00
N	Evaluated	5	HHS Education Services LLC (SPL-49903)	Pennington Biomedical Research Center (30)	13	5,872.00	\$629,867.00

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[Accessibility Statement](#)

**LSU** | Procurement Services

Current Stage: Response Entry & Tabulation

Send Comments or Questions about this site to [fsshelp@lsu.edu](mailto:fsshelp@lsu.edu)

## **Revised – Addendum 01**

### **EXHIBIT A - BUILDING LIST**

<u>Building</u>	<u>Gross Area (Sq. Ft.)</u>	<u>Area in Contract</u>
Administration “B”	40,100	32,324
Laboratory “C”	89,930	55,251
Clinic “D”	37,500	21,981
Comparative Biology “E”	55,600	1,555
Maintenance “F”	25,850	3,661
Conference Center “G”	81,740	36,256
Residence Center “H”	17,500	2,659
Health & Fitness “J”	8,600	5,500
Kiosk Bldg. “K”	1,400	1,400
Basic Sciences “L”	189,600	144,675
Clinical Research “M”	92,530	81,743
Imaging, Metamor Center “N”	1,650	24,066
Central Utilities Plant “P”	292,600	1,299

NOTE: During the contract term, any square footages provided by the University in reference to additions or deletions are approximate. The Supplier is responsible for verifying these square footages and adjusting their billing accordingly.

#### **MONDAY, WEDNESDAY, FRIDAY GROUP (3 days per week) – GROUP A**

Building B (Administration), C (Laboratory), E (Comparative Biology), F (Maintenance/Receiving), G (Offices), G-Annex (Education), H (Residence Center), K (Gazebo), L (Basic Science), 2<sup>nd</sup>, 3<sup>rd</sup>, and 4<sup>th</sup> Floors of M, 2<sup>nd</sup> Floor Building N (Imaging Center), P (Central Utilities Plant).

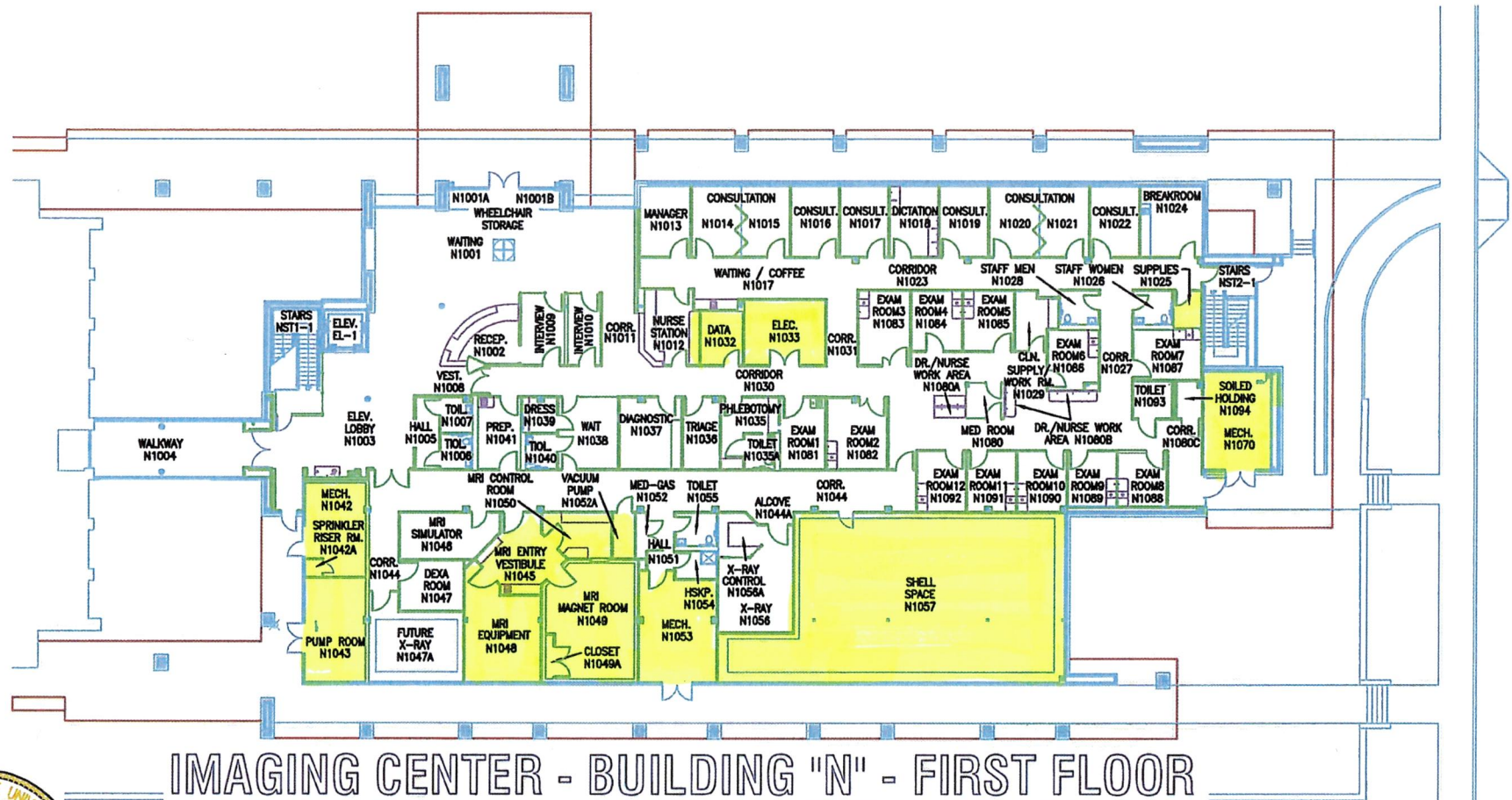
#### **MONDAY – FRIDAY GROUP (5 days per week) – GROUP B**

Building D (Clinic), J (Health & Fitness), G, (Common Areas, Corridors, Seminar Rooms Catering Kitchen & Auditorium), 1<sup>st</sup> Floor Building M (Clinical Research), M2007 (Clinical Research Participant Dining), M2041, M2042, M2043, M2045, M2046 (Clinical Research Food Intake Rooms), 1<sup>st</sup> Floor Building N (Metamor Clinic), and ALL restrooms/shower facilities.



Revised Addendum 01

\*Included in Exhibit B - Building Diagrams



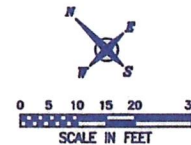
BLDG. AREA: 18,230 SQ. FT.

SCALE: 1/8" = APPROX. 2.7 FT. (FOR 11" X 17" PAPER)

(NOT FOR DIMENSIONAL USE)

REVISED: SEPTEMBER 20 2021

File: Acad\drawings\bldg-n\n-1.dwg



# Mandatory Pre-Bid Sign in Sheet

## Mandatory Pre-Bid Meeting

9:00 AM, Wednesday, May 7, 2025

Project Name: RFQ-0000002495- CUSTODIAL SERVICES for PBRC- TERM CONTRACT

Name	Organization	Telephone	Email
hi Scott Sanders	Lyndon Enterprises, LLC	225-337-5711	ssanders@jcu.kingack.com
Daniel Cabrera	dba Jani King of Baton Rouge	225-333-8154	Daniel@JernuMstreliteclean.com
<del>Will Ransom</del>	<del>Ransom Cleaning Svc.</del>	<del>251-680-7324</del>	<del>VRansom@ransomcleaning</del>
K Kenya James	OOK Janitorial Inc.	225-663-0159	ookjanitorialservices@gmail.com
Kyle Gehring	ICE Building Services, Inc.	225-921-1912	idagehring@icbuilding.com
Latanya Morris	HES FACILITY MAINT	334-962-9604	latanya.morris@hes.com
CHRIS HARRIS	HES FACILITY MAINT	901-378-6994	charris@hes.com
Trevor Shipps	American Facility Serv.	770-377-3501	tshipps@amfacility.com
Lara Tolbert Blunt	Genesis 360 LLC	225-508-9722	cbunt@genesis360llc.com
Alvin Washington	ABM	337-263-0448	Alvin.WASHINGTON@ABM.com
Harry Roberts	marvelous maids' professional cleaning service	332-242-5559	HarryR.HarryO@gmail.com
Demand Matthews	AXE National Management Services	(225) 900-1470	info@axenational.com
Ray Hopson (RH)	Everybody Knows Jane LLC	769-249-8488	hello@everybodyknowsjane.com
Malaysia Sullivan	A-Pristine Clean	(225) 454-4678	A.PRISTINE.CLEAN03@GMAIL.COM

**Project Name: RFQ-0000002495- CUSTODIAL SERVICES for PBRC- TERM CONTRACT**

9:10 started meeting  
only