

STATE OF NEW YORK

JUDICIARY

—REQUEST FOR BID—

(This is not an order)
**BID MUST BE MADE ON THIS SHEET
 OR AS OTHERWISE SPECIFIED**

Fourth Judicial District Administrative Office
 101 State Farm Place
 Suite 100
 Malta, NY 12020

Direct Inquiries to: Mark A. Karmin
 E-mail: mkarmin@nycourts.gov

Price to include delivery to (describe exact location and method of delivery) All prices to be net and inclusive of all services specified herein unless otherwise specified.

Bid Number: RFB# 4JD/2025 – Janitorial-R	Commodity Group:
Opening Date: 07/29/2025 Time: 3:00 PM Issue Date: 07/08/2025	Commodity Name: Janitorial Services

OFFICE OF GENERAL SERVICES “GENERAL SPECIFICATIONS” (DECEMBER 1998) ARE FULLY INCORPORATED HEREIN.

<p>Agency's Specification of item(s) Required (include quantities)</p> <p>UCS ATTACHMENT I, III, and IV ATTACHED & INCORPORATED HEREIN.</p>	<p>Bidder's Quotation and Specific Description of Item Offered</p> <p>ALL BID RESPONSES <u>MUST</u> BE ENTERED ON THE ENCLOSED BID RESPONSE FORM UNLESS SPECIFIED OTHERWISE HEREIN.</p>
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NOTICE TO BIDDERS

Pursuant to the Rules and Regulations of the Chief Administrator for the Courts, sealed bids for furnishing the item(s) in this Request for Bid will be received at the above address. When submitting a bid, you must:

1. Complete this form in its entirety using ink or typewriter and return with all other documents.
2. Explain any deviations or qualifications if your bid deviates from the specifications. If necessary, attach a separate sheet setting forth such explanations.

3. Sign the bid. The bid must be completed in the name of the bidder (corporate or other) and must be fully and properly executed by an authorized person.

4. INDICATE THE BID NUMBER, THE BID OPENING DATE AND TIME ON THE ENVELOPE CONTAINING THE SEALED BID.

5. Mail the bid to the above agency address in sufficient time for it to be received before the specified bid opening. **LATE BIDS WILL BE REJECTED.**

BIDDER HEREBY CERTIFIES THAT THE ABOVE QUOTED (OR OTHERWISE NOTED) PRICES ARE APPLICABLE TO ALL CUSTOMERS FOR COMPARABLE QUANTITIES, QUALITY, STYLES OR SERVICES.

BIDS MUST BE SIGNED

Bidder's Firm Name:		Employer's Federal Identification Number:	
Address Street		NYS Vendor ID Number:	
City	State	Zip	
Bidder's Signature		Official Title	
Printed or Typed Copy of Signature		Area Code/ Telephone Number E-mail:	

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DOCUMENT ENCLOSURE CHECKLIST

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DOCUMENT ENCLOSURE CHECKLIST (2 pages)

- Pricing Sheet: Exhibit B/Pricing Sheet must be fully executed and included in bidder's proposal.
Failure to do so may disqualify bidder's response.

The following forms must be fully executed and included in bidder's proposal.
Failure to do so may disqualify bidder's response:

- UCS Request for Bid/Proposal Form (rfb1.frm) and complete bid response with original signature
- Attachment I - Standard Request for Bid Clauses & Forms
 - p.3 - Non-Collusive Bidding Certificate
 - p.4 – Acknowledgment of Individual or Corporation
- Attachment II - Not Applicable
- Attachment III - Vendor Responsibility Questionnaire
 - Questionnaire filed online via OSC VendRep System and certified within 6 months of the bid opening due date, or
 - Paper questionnaire
- Attachment IV - Procurement Lobbying forms
 - Disclosure of Prior Non-Responsibility Determination (UCS 420)
 - Affirmation of Understanding and Agreement (UCS 421)
- Certificates of NYS Worker's Compensation and NYS Disability Benefits Insurance, or Certificate of Attestation of Exemption.
Please see paragraph "Insurance Requirements" for a list of accepted forms.
- Copies of bidder's certificate(s) of insurance or other adequate proof evidencing the insurance coverages required by the bid specifications.
- One (1) complete photocopy of original bid response
- Signed Document Enclosure Checklist
- Proprietary information in separate folder from bid response, if applicable

In addition, bidder shall provide:

- Bidder's contact information (Item 5 and 6, below)
- Narrative Description – Relevant Business Experience/Qualifications
- References

IMPORTANT:

1. All documents requiring an original signature must bear the BLUE INK signature of the same authorized individual. Signatory notarization must be that of the person whose signature is affixed to all required documents.
2. Exhibit B/Pricing Sheet and the other forms listed above must all have the SAME COMPANY NAME AND TAX ID NUMBER in order for a purchase order or contract to be approved by the NYS Comptroller.
3. **Do not alter this solicitation in any manner. Any changes, deletions, or additions (including the addition of supplemental terms and conditions) to this RFB or to any exhibits or appendices to this RFB, including Exhibit B/Pricing Sheet, may result in the rejection of the bid as non-responsive.**
4. Please note that the terms and conditions of this RFB will form the basis of the contract with the Awarded Contractor (defined below).
5. **Bidder Contact Information**

Bidder’s Primary Contact for Bid Matters:

Name:		
Street:		
City:	State:	Zip:
Telephone Number:	Email:	

6. Verification:

Authorized representative of Bidder must complete and sign below to verify submission of all documents required per the Document Enclosure Checklist:	
COMPANY NAME:	
AUTHORIZED OFFICER’S NAME AND TITLE:	
SIGNATURE:	DATE:

I. OVERVIEW**Purpose and Scope**

The New York State Unified Court System (“UCS”), is soliciting sealed bids for qualified janitorial contractors to enter into a service agreement to provide janitorial services to premises located at 101 State Farm Place, Malta, NY 12020; the 4th Judicial District Administrative Office, herein referred to as “Space A” and Department of Public Safety Court Officer Training Academy, herein referred to as “Space B.”

**** See Exhibit A: SCOPE OF WORK for detailed specifications. ****

Key Bid Dates

EVENT	DATE
Bid Issue Date*	07/08/2025, 9:00 AM
Mandatory Facility Walk Through	07/18/2025, 10:00 AM
Bid Question Due Date	07/21/2025, 5:00 PM
Bid Submission Deadline Date	07/29/2025, 2:00 PM
Bid Opening Ceremony	07/29/2025, 3:00 PM
Estimated Contract Start Date	09/01/2025

***UCS reserves the right to modify any Key Bid Date as it may deem appropriate.**

II. MINIMUM QUALIFICATIONS

UCS will consider proposals submitted by entities that demonstrate a minimum of one year of experience in the provision of similar services required under this solicitation.

III. AWARD**Term of Award**

A single estimated quantity term contract (“Contract”) will be awarded to the successful bidder (“Awarded Contractor”) for an Initial Term of three (3) years (“Initial Term”). The Contract is expected to commence on or about 09/01/2025. UCS reserves the right to renew such Contract for two (2) additional one (1) year periods (each, a “Renewal Term”) upon the same terms and conditions excluding pricing.

UCS further reserves the right to extend the Contract for a period not to exceed six (6) months (“Extension Term”), upon written notification to Awarded Contractor prior to the expiration date of the Initial Term or a Renewal Term, upon the same terms and conditions including pricing as

the preceding Term; provided, the maximum term of the awarded contract will be five (5) years. The Contract, renewals and extension thereof are subject to the approval of the NYS Attorney General and the NYS Comptroller.

Method of Award

A single contract will be awarded to the lowest dollar cost, responsible bidder determined to be in compliance with this RFB and specifications. Lowest dollar cost is defined as the lowest Grand Total Cost of all estimated services to be performed for the Initial Term, as indicated by bidders in the Exhibit B/Pricing Sheet.

IV. PRICING

Pricing

All pricing submitted pursuant to the solicitation shall be net f.o.b. destination unless otherwise expressly specified herein.

Other than the pricing submitted on Exhibit B/Pricing Sheet, there shall be no other charge, cost, reimbursement, or expense of any kind payable by UCS in connection with or arising from Awarded Contractor's performance of the services set forth herein. Awarded Contractor shall be solely responsible for all costs and expenses incurred in connection with the performance of such services.

Pricing shall be submitted only on, and in the format prescribed by, Exhibit B/Pricing Sheet. Bidder must quote pricing on a cost per unit basis (ex: Labor price per month, Emergency hourly call-in rate) and compute all price extensions listed in Exhibit B/Pricing Sheet. In the event of a bidder's miscalculation, the unit price will prevail. UCS reserves the right to make mathematical corrections based on unit price(s.) Pricing in the awarded contract for amounts in increments not equal to pricing units indicated in the Pricing Sheet will be prorated accordingly.

Pricing will remain unchanged during the Initial Term.

Price Adjustments

Pricing shall be subject to increase as of the commencement date of each Renewal Term by the percentage equal to the lesser of: (i) the increase, if any, in the US Consumer Price Index for All Urban Customers (CPI-U) Not Seasonally Adjusted (NSA) US Cities Average, All Items ("CPI") as of the third month prior to the commencement date of each such Renewal Term, over the CPI as of the third month prior to the commencement date of the immediately prior term of the Agreement, or (ii) five percent (5%). Pricing shall thereafter remain unchanged for the balance of each such term and shall further remain unchanged during an Extension Term.

Payment

Awarded Contractor shall send true and accurate invoices monthly by email to the 4th Judicial District Administrative Office, at 4jd-finance@nycourts.gov.

Payment shall be made monthly in arrears and shall be made upon submission of monthly invoice by Awarded Contractor and approval by UCS of invoices satisfactory to UCS and OSC.

Payment for goods delivered or services performed under the awarded contract shall be conditioned upon the acceptance and approval of such items/services, such that it is sufficiently complete in accordance with the RFB specification, so that UCS can utilize the goods/services for their intended purpose.

V. **BID RESPONSE DOCUMENTS**

General Requirements

All documentation must be submitted on prescribed forms, without alteration. To facilitate photocopying, do not permanently bind documents.

Bidders must submit every document listed in sections A and B, below. Failure to provide all documents in the manner required – including the number of requested copies - may result in disqualification of a bid response. Any changes, deletions, or additions (including the addition of supplemental terms and conditions) to this RFB or to any exhibits or appendices to this RFB, including Exhibit B/Pricing Sheet, may result in the rejection of the bid as non-responsive.

A. **REQUIRED BID DOCUMENTS**

1. **Narrative Descriptions**

a. **Narrative Description – Relevant Business Experience/Qualifications**

2. **Bidder Contact Information**

Bidder shall designate, where specified in the Document Enclosure Checklist, a person as primary contact for all questions UCS may have regarding bidder's bid response.

3. **References**

Each bidder must submit at least three (3) references, other than UCS, including the company/agency name, complete address, contact name, title, telephone number and email address, for whom the bidder has provided similar services at any time during the past three (3) years.

B. **NYS BID FORMS**

1. **Attachment I - Standard Request for Bid Clauses & Forms and Attachment IV- Procurement Lobbying Law required forms**

In addition to such other specifications and criteria as are presented herein, the NYS Unified Court System Attachment I - Standard Request for Bid Clauses & Forms , and Attachment IV - Disclosure of Prior Non-Responsibility Determination (UCS 420) and Affirmation of Understanding and Agreement (UCS 421) pursuant to the Procurement Lobbying Act, which must be downloaded or printed from the UCS Contract & Procurement website under “Addenda” for the appropriate solicitation, are incorporated and made a part of this solicitation.

2. Attachment III - Vendor Responsibility Questionnaire

The NYS Unified Court System (UCS) is required to conduct a review of a prospective Vendor to provide reasonable assurances that the vendor is responsible. The required Vendor Responsibility Questionnaire is designed to provide information to assist UCS in assessing a vendor’s responsibility prior to entering into a contract with the vendor. Vendor responsibility is determined by a review of each prospective Vendor’s legal authority to do business in New York State, business integrity, financial and organizational resources, and performance history (including references).

The UCS recommends that vendors file the required Vendor Responsibility Questionnaire online via the New York State VendRep System. However, vendors may choose to complete a paper questionnaire and submit it with their proposal.

Online Questionnaire: To enroll in and use the New York State VendRep System, see the VendRep System Instructions available at <http://www.osc.state.ny.us/state-vendors/vendrep/vendrep-system> or go directly to the VendRep System online at <https://onlineservices.osc.state.ny.us/Enrollment/login?1>. Vendors must provide their New York State Vendor Identification Number when enrolling (see paragraph headed New York State Vendor File Registration’ for instructions on obtaining a Vendor Identification Number.) For VendRep System assistance, contact the Office of the State Comptroller’s Help Desk at 866-370-4672 or 518-408-4672 or by email at ITServiceDesk@osc.state.ny.us.

Bidders who file the Vendor Responsibility Questionnaire online via the OSC VendRep System are requested to checkmark the appropriate box on the Document Enclosure Checklist. Please note that online submissions must be certified and dated/updated not more than six (6) months prior to the bid opening date of this RFB/RFP. Bidders’ authorized signature of the RFB/RFP form will serve as confirmation that bidders have knowingly filed their questionnaire online if the paper questionnaire is not included with the bidder’s submission.

Paper Questionnaire: Vendors opting to complete and submit a paper questionnaire can obtain the appropriate questionnaire from the VendRep website www.osc.state.ny.us/vendrep/forms_vendor.htm or may contact the UCS or the Office of the State Comptroller’s Help Desk for a copy of the paper form.

3. New York State Vendor File Registration

Prior to being awarded a contract pursuant to this solicitation, the bidder(s) must be registered in the New York State Vendor File (Vendor File) administered by the OSC. This is a central registry for all vendors who do business with New York State agencies and the registration must be initiated by a State agency. Following the initial registration, a unique New York State ten-digit vendor identification number (Vendor ID) will be assigned to vendors for usage on all future transactions with New York State. Additionally, the Vendor File enables vendors to use the Vendor Self-Service application to manage certain vendor information in one central location for all transactions related to the State of New York.

If the bidder is already registered in the Vendor File, the vendor must enter the vendor's ten-digit Vendor ID on the first page of this bid document.

If the bidder is not currently registered in the Vendor File, upon award of a contract the Bidder must complete the OSC Substitute W-9 Form (<https://www.osc.state.ny.us/sites/default/files/vendors/2017-11/vendor-form-ac3237s-fe.pdf>) and submit the form to UCS. **The UCS will initiate the vendor registration process** for the Vendor. Once the process is initiated, Vendor will receive an e-mail identifying their unique ten-digit Vendor ID and instructions on how to enroll in the online Vendor Self-Service application. For more information on the Vendor File please visit the following website: https://esupplier.sfs.ny.gov/psc/fscm/SUPPLIER/ERP/c/NUI_FRAMEWORK_PT_LANDINGPAGE.GBL?&.

4. Electronic Payments

Vendors not currently receiving electronic payments, and who wish to do so, should enroll in ePayment – New York State's electronic payment program for vendors. To do so, vendors need to log onto the Vendor Self-Service Portal and enter their bank account information. ePayments will ensure you are receiving payments faster and in a more secure manner. If you need assistance in accessing the Vendor Self-Service Portal, please contact the SFS Helpdesk at helpdesk@sfs.ny.gov or 1-877-737-4185.

5. Proof of Insurance

Bidder must provide together with its bid response all documentation required pursuant to Article IX, "Insurance Requirement."

C. ADDITIONAL BID DOCUMENTS

1. Financial Stability

Upon request by UCS, bidder shall provide its audited financial statements prepared in accordance with GAAP-Generally Accepted Accounting

Principles for the past three (3) consecutive years and a copy of its last three (3) annual reports.

VI. BID SUBMISSION PROCEDURES

A. SUBMISSION OF PAPER BID PROPOSALS BY MAIL

Packaging, Identifying and Delivering of Bids/Proposals

Bids/Proposals must be clearly addressed and submitted to:

NYS Unified Court System
4th Judicial District Administrative Office
Attn: Mark A. Karmin
101 State Farm Place, Suite 100
Malta, NY 12020

All envelopes/cartons must also be clearly labeled with the following information on two sides:

Deliver Immediately to *Mark A. Karmin*
Sealed Bid - Do not Open
RFB# 4JD/2025-Janitorial-R due 07-29-2025, 2:00 PM

Failure to seal and mark the bid/proposal as prescribed may result in non-delivery and/or rejection of the bid/proposal. Please note that bids/proposals must be received by the above-named UCS-designated person by 07-29-2025 at 2:00 PM at the latest or bids will be declared late bids and they will be disqualified. It is recommended that bidders allow several extra days for shipping in order to meet the deadline.

B. SUBMISSION OF ELECTRONIC (EMAIL) BID PROPOSALS

In addition to the Bid Submission Procedures contained in sub-article A, above, bidders may submit Bid proposals electronically to: 4JD-BIDS@nycourts.gov. The email subject line must state: "RFB# 4JD/2025-Janitorial-R – Bid Proposal" and per subsection (b) below, indicate the email sequence number, as appropriate.

Bid proposals submitted electronically must meet all requirements set forth in the bid for proposals submitted by mail, including, but not limited to, delivery on or before the Bid Submission Deadline Date and completion of required acknowledgments.

Additionally, electronically submitted Bid proposals must conform to the following requirements:

(a) All Bid proposal documents must be in "PDF" searchable format.

- (b) The size limitation for individual emails is 25MB (megabytes) per email (including message plus attachments). If documents cannot be grouped within one .zip file and/or one email so as to conform to the 25MB size requirement, bidders may transmit Bid proposals in multiple emails, in which case, each email must be labeled “Email X of X” (e.g., “Email 1 of 3”).
- (c) Notwithstanding the number of emails submitted, all Bid proposal emails must be submitted on the same date.

Bidders who submit a Bid proposal electronically will receive a reply email confirming the date and time of receipt of their submission. Bidders are advised to notify mkarmin@nycourts.gov if they have not received an email response within one (1) business day after submission of their Bid proposal.

Bidder Confidential/Proprietary Information

If applicable, bidders should specifically identify those portions of the proposal deemed to contain confidential or proprietary information or trade secrets, and must provide justification why such material, upon request, should not be disclosed to parties other than UCS. Bidders are advised that any material deemed confidential by bidder may still be subject to disclosure in connection with any governmental or judicial proceeding or inquiry or as may be required by applicable law, including but not limited to Article 6 of the New York Public Officers Law (Freedom of Information Law). Such confidential/proprietary information must be in a separate folder from the non-confidential sections of the proposal.

No-Bids

Bidders are requested to send a no-bid letter to 4JD Administrative Office, Attn: Mark A. Karmin at the above address, should they decide not to answer this solicitation. The envelope shall be clearly marked in the lower left corner as follows: RFB# 4JD/2025-Janitorial-R. No-bid letters may also be sent by email to 4JD-BIDS@nycourts.gov . Please indicate in "Subject" field: RFB# 4JD/2025-Janitorial-R – No-Bid.

Questions

Any and all questions bidders may have in connection with this solicitation are to be directed by email only to:

Mark A. Karmin – mkarmin@nycourts.gov

Please indicate in "Subject" field: “RFB# 4JD/2025-Janitorial-R - Question(s).”

The deadline to submit questions is 07-21-2025 at 5:00 PM. A written response to all submitted questions, as well as all questions asked in the Vendor Facility Walk Throughs, in the form of a Questions & Answers (Q&A) sheet will be posted on

the UCS website at www.nycourts.gov/admin/bids under RFB# 4JD/2025-Janitorial-R.

IMPORTANT: All questions regarding this solicitation must be in writing by email and directed solely to the attention of the above designated person. Contact by any prospective bidder, or any representative thereof, with any other personnel of the UCS in connection with this RFB/RFP may violate the Procurement Lobbying Act of 2005 (see Attachment IV), will jeopardize the respective bidder's standing and may cause rejection of its proposal.

Pre-Bid Facility Walk Through

A mandatory pre-bid facility walk through will be held on 07-18-2025 at 10:00 AM at the NYS Unified Court System, Fourth Judicial District Administrative Office, 101 State Farm Place, Suite 100, Malta, NY 12020. Attendance will be taken, and only bidders who attend a mandatory walk through will be permitted to submit bid responses. Questions must be held until the conclusion of the mandatory walk-through, when they will be noted. Answers will thereafter be compiled and sent to all prospective bidders, as well as posted in the Questions and Answers sheet on the UCS Website.

VII. GENERAL BID REQUIREMENTS

Online RFB/RFP Package: Disclaimer

Bidders accessing any UCS/4th Judicial District solicitations and related documents from the New York State UCS website www.nycourts.gov/admin/bids under “Current Solicitations” shall remain solely and wholly responsible for reviewing the respective solicitation & bid documents on the internet regularly, up to the scheduled date and time of the bid/proposal due date, to ensure their knowledge of any amendments, addenda, modifications or other information affecting the solicitation or bid documents in question.

Binding Nature of Bid/Proposal on Bidders

All bids/proposals shall remain binding on bidders until such time as UCS/4th Judicial District provides written notification of its intent to award the contract to a specific bidder or until the bidder withdraws its bid/proposal in writing, whichever occurs first.

Estimated Quantities

Any quantities specified in this solicitation constitute estimates only, and accordingly no commitment or guarantee to reach any specified volume of business is made or implied. Awarded Contractor must accept all requests for services placed by UCS during the term of an awarded contract.

Rejected and Unacceptable Bids/Proposals/Awards

UCS reserves the right to reject any and all proposals or bids submitted in response to this solicitation. In addition, UCS may reject any bids/proposals from any bidders who are in arrears to the State of New York upon any debt or performance of any contract; or who have previously defaulted on any contractual obligations, (as contracting party, surety or otherwise), or on any obligation to the State of New York; or who have been declared not responsible or disqualified by any agency of the State of New York, who have any proceeding pending against them relating to the responsibility or qualification of the bidders to receive public contracts, whose proposal is incomplete or otherwise non-responsive in any material respect, or who are found to be non-responsible based on any of the criteria specified in the section headed “Responsible Bidder”.

UCS also reserves the right to reject any bidder: (i) whose facilities and/or resources are, in the opinion of UCS, inadequate, too remote from the UCS locations to render services in a timely manner in accordance with all requirements of this solicitation; (ii) who does not provide references in accordance with the bid specifications, or whose references report significant failure to comply with specifications; or (iii) who are otherwise, in the opinion of UCS, unable to meet specifications.

UCS further reserves the right to set aside a bid award to a successful bidder if it is unsuccessful in negotiating a satisfactory contract within a time frame acceptable to the UCS, in which event UCS may then invite the bidder with the next highest evaluation score to enter into negotiations for purposes of executing a contract.

Responsible Bidder

A bidder shall be defined as “responsible” in accordance with, but not limited to, references, past performance history, financial stability, the criteria set forth in paragraph 2 of the General Specifications (Attachment III-Vendor Responsibility Questionnaire), and the criteria set forth in the paragraph headed “Rejected and Unacceptable Bids/Proposals” as well as any other criteria necessary and reasonable to establish the bidder’s responsibility.

Clarification/Correction of Bids/Proposals

In addition to any rights articulated elsewhere in this solicitation, UCS reserves the right to require clarification at any time during the procurement process and/or require correction of arithmetic or other apparent errors for the purpose of assuring a full and complete understanding of a bidder’s proposal and/or to determine a bidder’s compliance with the requirements of this solicitation. This clarifying information, if required in writing by UCS, must be submitted by the bidder, in accordance with formats as prescribed by UCS at the time said information is requested and, if received by the due date set forth in UCS’s request for clarification, shall be included as a formal part of the bidder’s proposal. Clarifying information, if any, whether provided orally, visually or in writing will be considered in the evaluation process. Failure to provide required information by its associated due date may result in rejection of the bidder’s proposal. Nothing in the foregoing shall mean or imply that it is obligatory upon UCS to seek or allow clarifications or corrections as provided for herein.

Minor Bid Irregularities

Provided the same will not materially benefit or disadvantage any particular bidder or substantially alter the requirements of this bid, UCS may: (i) waive technicalities, (ii) waive minor irregularities, omissions or incompleteness in the bid or a bid response, (iii) waive any bid requirements that are unmet by all bidders; (iv) consider any and/or all alternatives and/or enhancements suggested by the successful bidder; (v) make an award under the bid in whole or in part and negotiate contract terms and conditions with the successful bidder to meet UCS requirements consistent such award.

Unified Court System Self-Insurance

UCS, a New York State governmental entity, is self-retained for risk of loss and liability.

Inspection of Bidder's/Awarded Contractor's Facilities

The UCS/4th Judicial District reserves the right to inspect bidder's proposed facilities, as part of the bid evaluation. Subsequent to award, Awarded Contractor's facilities shall be made available for periodic inspection. In all instances, advance notification will be communicated by appropriate court personnel.

Access to Court Facilities

Awarded Contractor must comply with all applicable location rules, policies, guidelines and procedures in order to be granted access to court facilities. Where applicable to the performance of work under an awarded contract, bidders shall be wholly responsible for familiarity with the physical layout and access to the courts and buildings in question, including but not limited to, roadways, overhangs, parking, security, elevators, required access permits or insurance certificates. Accommodations with respect to security measures, access, or parking will be made at the sole discretion of the UCS/4th Judicial District/Court Officer Training Academy.

Subcontracting

Subcontracting and any other transfer of any duties or obligations to be performed hereunder will be permitted only with the prior written consent of UCS to the proposed subcontractors. In the event that bidder proposes to use one or more subcontractors, the specific subcontractors and the services proposed to be performed by such subcontractors, must be listed in bidder's proposal. If a bidder that proposes to use one or more subcontractors is awarded the contract, the award will constitute the prior written approval of UCS to the subcontractors named in the bidder's proposal.

The Awarded Contractor will be the prime contractor and will be responsible for all services required by this RFB/RFP. The UCS will communicate only with Awarded Contractor and the Awarded Contractor shall remain wholly liable for the performance by and payment to any such subcontractors, their employees, agents, consultants or representatives.

Implied Requirements

Products and services that are not specifically requested in this solicitation, but which are necessary to provide the functional capabilities proposed by the bidder, shall be included in the offer except as specified herein.

Silence of the Specifications

The apparent silence of the specifications contained as part of this package as to any detail or to the apparent omission of a detailed description concerning any point, shall be regarded as meaning that only the best commercial practices are to prevail. All interpretations of these specifications shall be made on the basis of this statement.

VIII. CONTRACT TERMS AND REQUIREMENTS

Contract Terms

The successful bidder shall be required to comply with the provisions set forth in this Article, as well as such other provisions contained in an agreement, in form and content satisfactory to UCS its sole discretion.

Compliance with Laws

Awarded Contractor(s) must comply with all applicable federal, state and local laws, rules and regulations, including but not limited to, fire, health and safety codes, prior to and during the provision of all services under the contract resulting from this RFB/RFP.

Independent Contractor Status

It is expressly understood and agreed that the Awarded Contractor's status shall be that of an independent provider of services and that no officer, employee, servant or subcontractor of the contractor is an employee of the UCS, 4th Judicial District or State of New York. The Awarded Contractor shall be solely responsible for the work, assignment, compensation, benefits and personal conduct and standards of all such persons assigned to the provision of services. Nothing herein shall be construed to impose any liability or duty on the UCS, 4th Judicial District or State of New York to persons, firms, consultants or corporations employed or engaged by the Awarded Contractor either directly or indirectly in any capacity whatsoever, nor shall the UCS, 4th Judicial District or State of New York be liable for any acts, omissions, liabilities, obligations or taxes of any nature including, but not limited to, unemployment and Workers' Compensation insurance of the Awarded Contractor or any of its employees or subcontractors.

Indemnity

Awarded Contractor shall indemnify, defend and hold harmless UCS, its officers and employees from and against any and all claims, causes of action, damages, costs, liabilities and expenses of any kind (including reasonable attorney's fees and the cost of legal defense) which UCS may incur by reason of: (i) Awarded Contractor's breach of any term, provision, covenant, representation or warranty contained in the contract awarded as a result of this bid; (ii) any act, omission, negligence or intentional misconduct of Awarded Contractor or its employees, subcontractors, agents, volunteers

or of other persons under its direction and control; (iii) Awarded Contractor's performance or failure to perform under the contract; and (iv) enforcement by UCS of the awarded contract or any provisions thereof.

Confidentiality and Data Security

Awarded Contractor acknowledges that any and all information, records, files, documents or reports contained in any media format provided to the Awarded Contractor by the court, or which may be otherwise encountered by Awarded Contractor shall be considered extremely confidential and shall be handled accordingly at all times. Neither the Awarded Contractor nor any of its employees, servants, vendors, agents or volunteers shall at any time be permitted to utilize such confidential information for any purpose outside the scope of any resulting agreement without the express prior written authorization of UCS. Any breach of this confidentiality by the Awarded Contractor or by any of its employees, servants, subcontractors, agents, or volunteers may result in the immediate termination of any resulting agreement by UCS and may subject the Awarded Contractor to further penalties.

Awarded Contractor shall use, and require its employees and authorized agents to use, at least the degree of care a reasonably prudent person would use to protect and prevent improper access to the records.

Awarded Contractor is prohibited from maintaining confidential files and records provided to or generated by Awarded Contractor in a mobile or portable device. Remote access to the UCS Confidential Information is prohibited unless industry standard protocols for remote access are in place (e.g., SSL, VPN). In addition, Awarded Contractor will be required to comply with the data security and confidentiality requirements of other government agencies that supply data to UCS.

Termination

A. EARLY TERMINATION FOR BUDGET MODIFICATION

1. If the UCS Budget ("Budget") is modified (a "Budget Modification", defined in subsection 2 below) for any State fiscal year included in the term of the awarded contract, in whole or in part (including any renewal or extension term), such that UCS determines, in its sole discretion, that it is necessary to reduce, eliminate or otherwise modify the budget allocation covering payment thereunder, UCS shall have the option to terminate the awarded contract upon not less than thirty (30) days' notice to awarded contractor, without liability for costs, expenses or damages as a result thereof.
1. For purposes of this subsection A, Budget Modification shall mean and include, with respect to the Budget or any appropriation contained therein:
 - i. any reduction, elimination or restriction upon access thereto as provided by law; or

- ii. any restriction placed on UCS spending authority, including any restriction imposed by UCS upon itself in response to a request of the Executive or Legislative Branch of government.
2. Termination hereunder shall be further governed by the termination provisions contained in the awarded contract, as applicable.

B. EARLY TERMINATION FOR CAUSE

Early termination of the contract for cause may result in, among other consequences, all remedies available to UCS and New York State, the Awarded Contractor both being declared non-responsible by the UCS/4th Judicial District, pursuant to the UCS and Office of the State Comptroller's guidelines on vendor responsibility and in the Awarded Contractor's removal from the UCS/4th Judicial District's bidders list for future solicitations.

Intellectual Property

If Awarded Contractor is required to produce specially commissioned materials pursuant to this Agreement (the "Work"), whether in written form, on tape, computer-readable media or other tangible form, Contractor acknowledges and agrees that UCS shall have the option: (i) retain a royalty-free, nonexclusive and irrevocable right to reproduce, publish, or otherwise use the Work or (ii) be the sole owner of the Work (the Work shall be considered a "work made for hire), each of the foregoing at no additional cost to UCS.

Insurance Requirement

Awarded Contractor shall be required to maintain during the term of the contract, including any renewal terms, at their own cost and expense:

1. Workers' compensation and disability benefit insurance coverage as required under NYS law. Each vendor must provide with its proposal proof of such workers' compensation and disability benefits insurance coverage or, if it is legally exempt from such coverage, proof of exemption. Vendor must obtain the appropriate Workers Compensation Board forms from its insurance carrier or licensed agent or must follow the procedures set forth by the Workers' Compensation Board for obtaining an exemption from coverage. See Workers' Compensation Board website at <http://www.wcb.ny.gov> under "Forms" for a manual listing required forms and procedures. Any questions regarding workers' compensation coverage requirements or debarments should be directed to:

Workers's Compensation Board
Bureau of Compliance
(518) 462-8882
(866) 298-7830

Only the following forms will be accepted:

Proof of Workers' Compensation Coverage

- **Form C-105.2** - Certificate of Workers' Compensation Insurance issued by private insurance carriers; or

- **Form U-26.3** issued by the State Insurance Fund; or
- **Form SI-12** - Certificate of Workers’ Compensation Self-Insurance; or
- **Form GSI-105.2** - Certificate of Participation in Workers’ Compensation Group Self-Insurance; or
- **Form CE-200** - Certificate of Attestation of Exemption from NYS Workers’ Compensation and/or Disability Benefits Coverage.

Proof of Disability Benefits Coverage

- **Form DB-120.1** - Certificate of Disability Benefits Insurance, or
- **Form DB-120.2** - Certificate of Participation in Disability Benefits Group Self-Insurance; or
- **Form DB-155** - Certificate of Disability Benefits Self-Insurance; or
- **Form CE-200** - Certificate of Attestation of Exemption from NYS Workers’ Compensation and/or Disability Benefits Coverage.

On forms that have a space for a certificate holder to be listed, the carrier must enter:

NYS Unified Court System
4th Judicial District Administrative Office
101 State Farm Place, Suite 100
Malta, NY 12020

The insurance carrier will notify the certificate holder if a policy is canceled.

Please note: An ACORD Certificate of Insurance is not acceptable proof of NYS workers’ compensation or disability benefits insurance coverage.

For additional information regarding worker’s compensation and disability benefits requirements, please refer to the New York State Workers’ Compensation Board website at: <http://www.wcb.ny.gov> under (Employers/Businesses.”

2. Commercial General Liability Insurance (bodily injury and property damage on an occurrence basis), contractual and products/completed operations liability coverage, and auto liability with minimum limits as follows:

Bodily Injury and Property Damage	\$1 million, per occurrence, \$2 million, aggregate
Personal Injury and Advertising:	\$1 million aggregate
Contractual and Products/ Completed Operations	\$2 million aggregate
Auto Liability, Combined single limits	\$1 million

Commercial General Liability insurance coverage shall be obtained from commercial insurance carriers licensed to do business in the State of New York.

EXHIBIT B/PRICING SHEET

Do not alter this Pricing Sheet in any manner. Any changes, deletions, or additions to the Pricing Sheet may result in rejection of the bid response.

See attached Excel sheet and Estimated Quantities

Company Name:	
Authorized Officer's Name and Title:	
Signature:	Date:

Exhibit A: SCOPE OF WORK

The terms “janitorial” and “cleaning” can be used interchangeably.

1. Statement of Work Overview

The awarded contractor shall produce and deliver daily, weekly and monthly regular janitorial services on UCS workdays, as well as weekend and emergency janitorial services as requested. Services shall include, but not be limited to the requirements as set forth below. A check list will be provided to the Vendor for use by Janitorial Staff in ensuring the tasks outlined in this Scope of Work are completed appropriately. Though not all areas of the facility will require cleaning services, the majority of the facility will. The total area of the building inhabited by the Unified Court System will be 69,494 square feet.

The regular Daily, Weekly and Monthly Janitorial Services required for the various areas for each of Space A and for Space B are described below, and will be reimbursed at the “Monthly Janitorial Rate” for each as set forth on Exhibit B/Pricing Sheet.

2. Check-In/Out Procedures, Security, and Access Control

At the start of their shift, Janitorial Staff dispatched by the Vendor will be required to sign in by indicating their name, the date, and the time of entry on a check in sheet left at a designated point in each of Space A and Space B. Similarly, they must sign out with their name, the date, and time of departure at that same location at the conclusion of their duties.

Accommodations can be made by local agency contacts with respect to security measures and access to areas of each facility which are not restricted. However, some areas of both Space A and Space B are off-limits to janitorial service providers. All areas which are within the scope of this agreement will be indicated to bidders as part of the mandatory walk-through of the premises.

3. Fourth Judicial District Administrative Office (Space A)

The 4th Judicial District Administrative Office (Space A) will be available for daily cleaning services to be rendered between the hours of 5:00 PM – 9:00 PM, Monday through Friday, with an anticipated three to four hours required per day. 30-40 personnel are regularly stationed in that facility. A portion of Space A is noncontiguous, as indicated on Exhibit C – Facility Floor Plans. The portion of the facility occupied by Space A represents approximately 23,500 square feet.

3.1 Space A: Daily Janitorial Service Requirements:

The following tasks are to be completed daily:

3.1.1 Offices and Workstations, Training Rooms, and Conference Rooms:

1. Dust shelves, cabinets, and other hard surfaces. If desk surfaces are covered, do not disturb materials left on them.
2. Empty trash and recycling receptacles, replace liners, and remove trash to onsite receptacle.

3. Dust computer and large-format (TV) monitors, keyboards, printers, scanners, and any additional computer equipment present.
4. Clean all lecterns, podiums, and other presentation surfaces.
5. Clear debris such as paper scraps, plastic wrap, crumbs, etc.
6. Break down and/or dispose of cardboard boxes left in designated spaces.

3.1.2 Kitchen and Break Rooms:

1. Straighten items on countertops and make area look presentable.
2. Clear counters of debris and remove any residue, spills, or stains.
3. Spot clean tables.
4. Wipe chairs clean.
5. Empty and clean coffee maker.
6. Empty waste and recycling receptacles, disinfect receptacles, replace liners, and remove trash to onsite receptacle.
7. Spot clean walls near trash receptacles with disinfectant.
8. Clean sink and faucet with disinfectant.
9. Wipe exterior of refrigerator clean, clean interior upon request.
10. Sweep floors.

3.1.3 Bathrooms:

1. Empty trash receptacles, replace liners, and remove trash to onsite receptacle.
2. Clean and disinfect sinks, paper towel dispensers, and/or hand-dryers.
3. Clean and disinfect toilet seats, urinals, and toilet paper dispensers.
4. Use toilet bowl cleaner and brush to clean toilet bowls.
5. Use glass cleaner to wipe down mirrors.
6. Refill toilet paper, paper towel, and soap dispensers as needed.
7. Wipe down benches, chairs, and cabinets.
8. Sweep and mop floors with cleaning solution.

3.2 Space A: Weekly Janitorial Service Requirements:

The following tasks are to be completed weekly:

3.2.1 Offices and Workstations, Training Rooms, and Conference Rooms:

1. Clean main reception window and door glass on both sides.
2. In areas where windows are present, dust window blinds/shades and windowsills.
3. Vacuum carpeted flooring; or sweep and mop hard flooring.

3.2.2 Kitchen and Break Rooms:

1. Thoroughly clean and disinfect tables.
2. Clean chairs with disinfectant.
3. Clean sink and faucet with disinfectant.
4. Mop floors with cleaner thoroughly.

3.2.3 Bathrooms:

1. Use glass cleaner to wipe down mirrors
2. Mop floors with cleaner thoroughly.

3.3 Space A: Monthly Janitorial Service Requirements:

The following tasks are to be completed monthly, for all areas of Space A:

1. Dust high areas not normally reached in daily or weekly cleaning, such as the top of shelving units, bookshelves, doorframes, cabinetry, etc.
2. Clean fingerprints and marks from light switches and door handles.
3. Vacuum all upholstered furniture.
4. Damp wipe all desk telephones
5. Damp wipe and spot clean walls, as needed.
6. Dust and clean HVAC vent covers.
7. Clean interior of windows, and any other glass surfaces.
8. Replace restroom urinal screens and air fresheners.
9. Deep-clean carpets with carpet cleaner upon request.

4. Public Safety Court Officer Training Academy (Space B)

The Department of Public Safety Court Officer Training Academy (Space B) will be available for daily cleaning services to be rendered between the hours of 8:00 AM – 4:00 PM, Monday through Friday, with an anticipated two to three hours required per day when a class of recruits is not in session, and five to six hours required per day when training cohorts are in session. 12 personnel will be regularly stationed in that facility. Classes will be held for two to three, sixteen-week periods per year and will include up to two hundred and seventy additional personnel on site, in addition to the permanent staff. If the Monthly Cleaning Rate or staff allocation necessary to adequately perform janitorial services for the Court Officer Training Academy will differ depending on whether classes are in session, please indicate so in the designated section of Exhibit B/Pricing Sheet. This portion of the facility represents approximately 46,000 square feet.

4.1 Space B: Daily Janitorial Service Requirements:

4.1.1 Offices and Workstations, Training Rooms, and Conference Rooms:

1. Dust shelves, cabinets, and other hard surfaces. If desk surfaces are covered, do not disturb materials left on them.
2. Empty trash and recycling receptacles, replace liners, and remove trash to onsite receptacle.
3. Dust computer and large-format (TV) monitors, keyboards, printers, scanners, and any additional computer equipment present.
4. Clean all lecterns, podiums, and other presentation surfaces.
5. Clear debris such as paper scraps, plastic wrap, crumbs, etc.
6. Clean and disinfect training mats or other soft surfaces.
7. Break down and/or dispose of cardboard boxes left in designated spaces.

4.1.2 Kitchen and Break Rooms:

1. Straighten items on countertops and make area look presentable.
2. Clear counters of debris and remove any residue, spills, or stains.
3. Spot clean tables.
4. Wipe chairs clean.
5. Empty and clean coffee maker.
6. Empty waste and recycling receptacles, disinfect receptacles, replace liners, and remove trash to onsite receptacle.
7. Spot clean walls near trash receptacles with disinfectant.
8. Clean sink and faucet with disinfectant.
9. Wipe exterior of refrigerator clean, clean interior upon request only.
10. Sweep floors.

4.1.3 Bathrooms, Locker Rooms, Exercise and Shower Facilities:

1. Empty trash receptacles, replace liners, and remove trash to onsite receptacle.
2. Clean and disinfect sinks, paper towel dispensers, and/or hand-dryers.
3. Clean and disinfect toilet seats, urinals, and toilet paper dispensers.
4. Use toilet bowl cleaner and brush to clean toilet bowls.
5. Use glass cleaner to wipe down mirrors.
6. Refill toilet paper, paper towel, and soap dispensers as needed.
7. Clean and disinfect showers, shower curtains and/or privacy partitions.
8. Clean and disinfect training mats or other soft surfaces.
9. Clean and disinfect exercise equipment.
10. Wipe down benches, chairs, lockers, and cabinets.
11. Sweep floors.

4.2 Space B: Weekly Janitorial Service Requirements:

4.2.1 Offices and Workstations, Training Rooms, and Conference Rooms:

1. Clean main reception window and door glass on both sides.
2. In areas where windows are present, dust window blinds/shades and windowsills.
3. Vacuum carpeted flooring; or sweep and mop hard flooring.

4.2.2 Kitchen and Break Rooms:

1. Thoroughly clean and disinfect tables.
2. Clean chairs with disinfectant.
3. Clean sink and faucet with disinfectant.
4. Mop floors with cleaner thoroughly.

4.2.3 Bathrooms:

1. Use glass cleaner to wipe down mirrors.
2. Mop floors with cleaner thoroughly.

4.2 Space B: Monthly Janitorial Service Requirements:

The following tasks are to be completed monthly, for all areas of Space B:

1. Dust high areas not normally reached in daily or weekly cleaning, such as the top of shelving units, bookshelves, doorframes, cabinetry, etc.
2. Clean fingerprints and marks from light switches and door handles.
3. Vacuum all upholstered furniture.
4. Damp wipe all desk telephones
5. Damp wipe and spot clean walls, as needed.
6. Dust and clean HVAC vent covers.
7. Clean interior of windows, and any other glass surfaces.
8. Replace restroom urinal screens and air fresheners.
9. Deep-clean carpets with carpet cleaner upon request.

5. State and Vendor Contacts

Each Agency occupying both Space A and Space B shall designate one or multiple persons who shall act as the primary point of contact between the State and Vendor. Likewise, the Vendor shall designate one or multiple persons to act as the primary point(s) of contact with the State Agencies. Any change of the designated contact(s) for either party must be made in writing.

6. Emergency Janitorial Services

Emergency janitorial services are defined as any janitorial needs which arise outside the hours of 8:00 AM – 9:00 PM, Monday through Friday. Emergency Janitorial Services must be available 24/7, but only upon request, and will be reimbursed at the “Hourly Emergency Call in Rate” set forth on Exhibit B/Pricing Sheet. Any janitorial needs arising on a Saturday, Sunday, or a designated Holiday, will be considered Emergency Janitorial Services.

Emergency Janitorial services should be available upon request to a service contact, designated by the Vendor pursuant to section 5 of this Exhibit, and should be dispatched and present on-site in a reasonable timeframe not to exceed two hours after the request has been made to said contact.

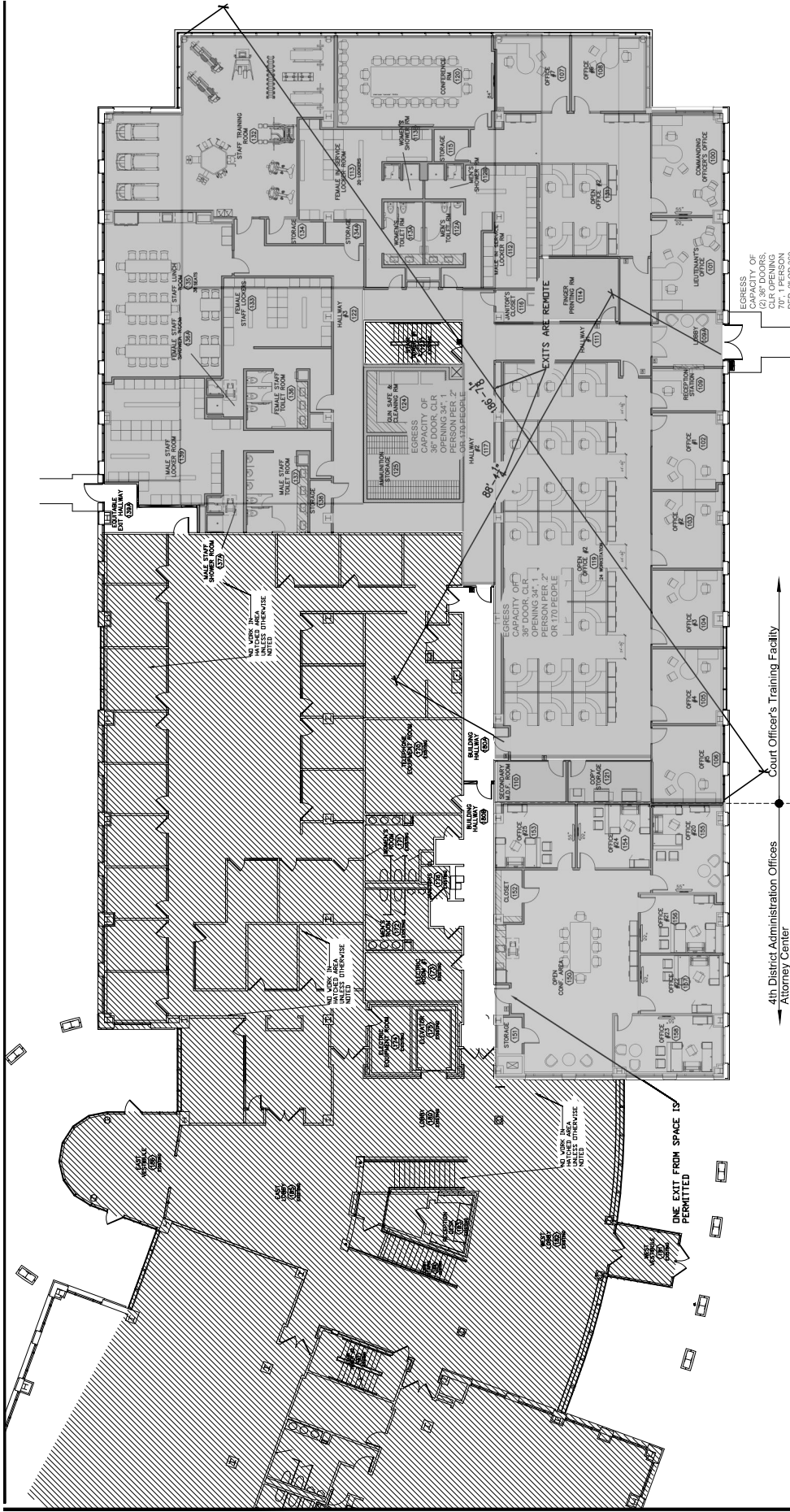
7. Awarded Contractors Janitorial Service Supplies

All regular supplies required to execute cleaning services should be included in the monthly cleaning rate. Cleaning Supplies may be stored on site in the allocated Janitorial spaces.

8. Invoicing

Awarded contractor shall submit true and accurate invoices to: 4jd-finance@nycourts.gov. Each invoice shall include;

1. Vendor name
2. Name of UCS Agency that ordered the goods or services;
3. Description of goods or services requesting payment for (may be in narrative or code values format);
4. Quantity of goods, property, or services delivered or rendered; and
5. Amount requested



FROM THE NEW YORK STATE BUILDING CODE

1004.5 Areas without fixed seating.

The number of occupants shall be computed at the rate of one occupant per unit of area as prescribed in Table 1004.5. For areas without fixed seating the occupant load shall be not less than that number determined by dividing the floor area under consideration by the occupant load factor assigned to the function of the space as set forth in Table 1004.5. Where an intended function is not listed in Table 1004.5, the building official shall establish a function based on a listed function that most nearly resembles the intended function.

Exception: Where approved by the building official, the actual number of occupants for whom each occupied space, floor or building is designed, although less than those determined by calculation, shall be permitted to be used in the determination of the design occupant load.

CODE ENFORCEMENT OFFICE HAS DETERMINED DESIGN SHALL BE BASED ON A MAXIMUM OCCUPANT LOAD OF

- 200 OCCUPANTS ON THE FIRST FLOOR
- 400 OCCUPANTS ON THE SECOND FLOOR

Legend:
 Space A
 Space B
 Access Prohibited

LIFE SAFETY SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"

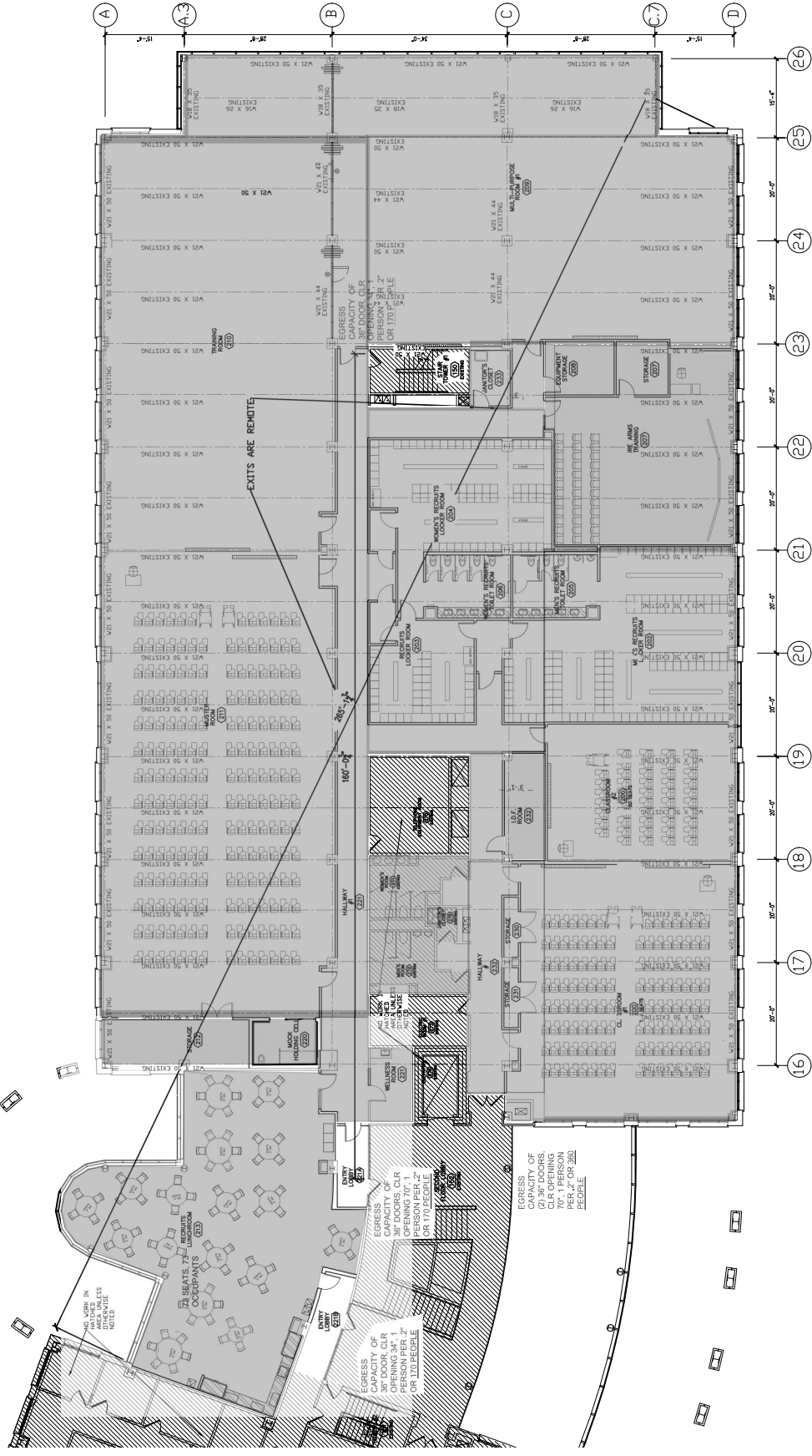
NYS
 COURTS ACADEMY
 SOUTH WING - FIRST FLOOR
 101 STATE FARM PLAZA
 BALSTON SPA, NY 12020

PLAUM MANAGEMENT CO., INC.
 ARCHITECT
 400 ADAMS STREET, SUITE 200
 WEST ALBANY, NY 12286
 TEL: 518/265-4600 FAX: 518/265-4601
 E-MAIL: PLM@PLMCMANAGEMENT.COM

KEN BRACKER ARCHITECT
 400 ADAMS STREET, SUITE 200
 WEST ALBANY, NY 12286
 TEL: 518/265-4600 FAX: 518/265-4601
 E-MAIL: KBRACKER@KBRACKERARCHITECT.COM

LS100
 SHEET NUMBER / TITLE
 LIFE SAFETY SECOND FLOOR PLAN

PROJECT NO.	12020-01
DATE	08/20/2012
DESIGNED BY	PLM
CHECKED BY	PLM
DATE FOR MEETING	08/20/2012
APPROVED BY	PLM
SCALE	1/8" = 1'-0"
DATE	08/20/2012



SK-4

PROJECT NOTES:

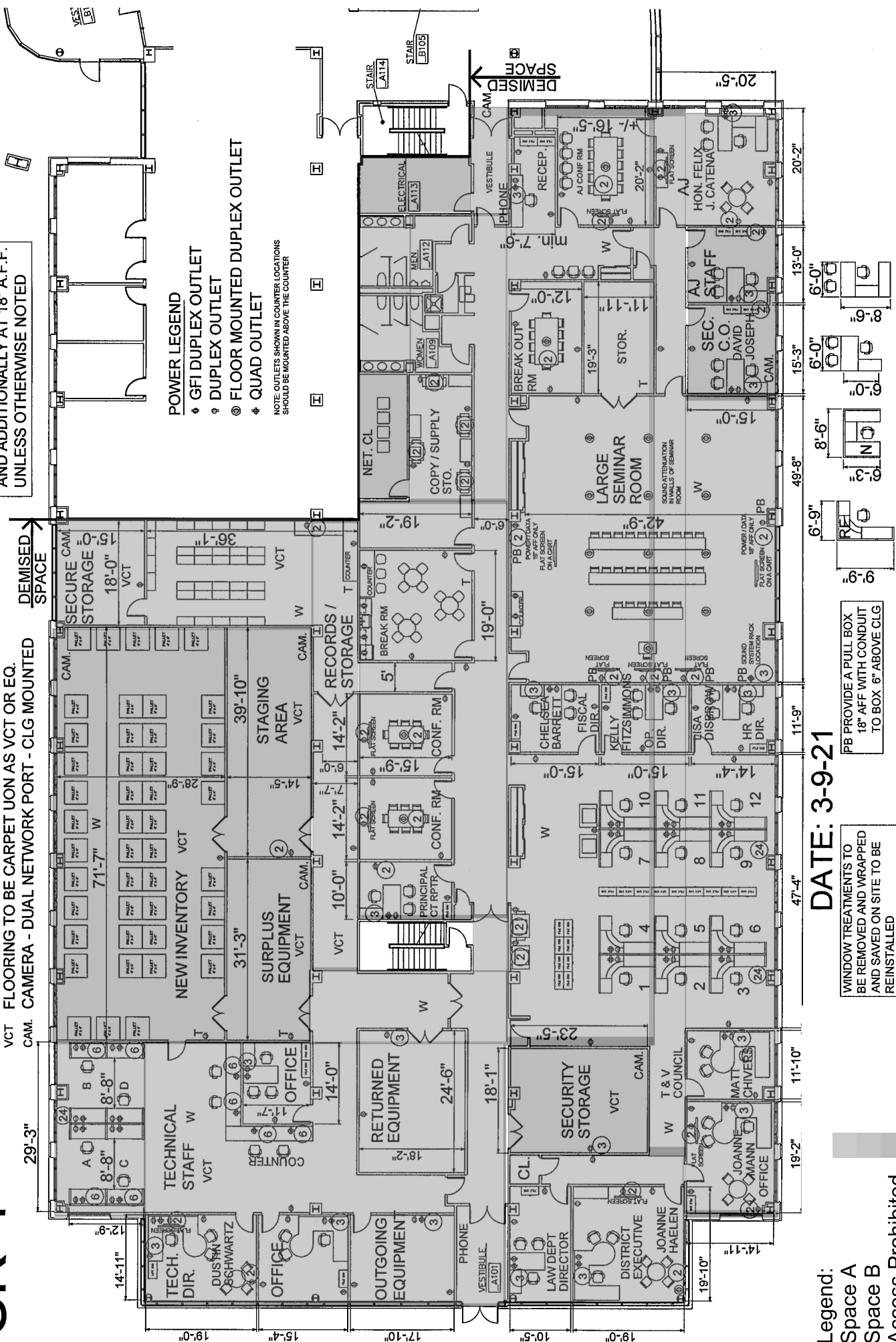
- (#) NETWORK PORTS (DATA)
- T SINGLE NETWORK PORT FOR PHONE @ 55" AFF
- W W.A.P. - WIRELESS ACCESS POINT - CLG MOUNTED
- VCT FLOORING TO BE CARPET UN AS VCT OR EQ.
- CAM. CAMERA - DUAL NETWORK PORT - CLG MOUNTED

NOTE: POWER & DATA FOR FLAT SCREENS TO BE AT 5'-6" A.F.F. AND ADDITIONALLY AT 18" A.F.F. UNLESS OTHERWISE NOTED

POWER LEGEND

- ⚡ GFI DUPLEX OUTLET
- ⚡ DUPLEX OUTLET
- ⊕ FLOOR MOUNTED DUPLEX OUTLET
- ⚡ QUAD OUTLET

NOTE: OUTLETS SHOWN IN COUNTER LOCATIONS SHOULD BE MOUNTED ABOVE THE COUNTER



DATE: 3-9-21

WINDOW TREATMENTS TO BE REMOVED AND WRAPPED AND SAVED ON SITE TO BE REINSTALLED

PB PROVIDE A PULL BOX 18" AFF WITH CONDUIT TO BOX 6" ABOVE CLG

Legend:
 Space A
 Space B
 Access Prohibited