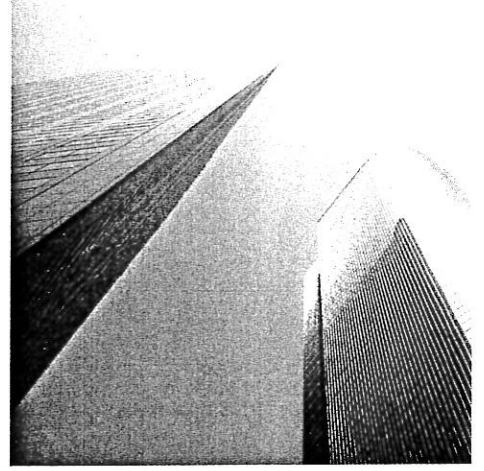




EXCEPTIONALLY CLEAN



TRULY RELIABLE



100% SECURE

Alliance
Maintenance

Alliance Maintenance, Inc. is a full service janitorial company established in more than 10 major markets in the central, southern and southwestern areas of the U.S. We are the men and women who work behind the scenes to make the daily operations run smoother by keeping the workplace clean and efficient.

Our customers appreciate the fact that they can trust us with their cleaning needs. Alliance Maintenance brings professional cleaning, reliability and security to the janitorial profession.

How do we add such value?

Take a look...

Our Five Star Guarantee

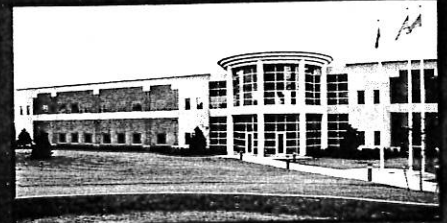


Alliance promises to use truly reliable service to provide you with an exceptionally clean office that is 100% secure. In order to do this, we offer you our "Five Star" Guarantee. With this guarantee, we promise to provide dependable service at all times.

-  Certified Personnel – Screened & Security Approved
-  Secured Building
-  Sanitized & Stocked Restrooms
-  Complete Trash Removal
-  Same-Day Problem Resolution

What Our Customers Say...

"Excellent, excellent job. For the past 3 years, I receive compliments



almost daily from the work Alliance performs in our offices. The account manager and staff have a personable, positive attitude and are very dependable day in, day out. They are truly part of our family."

Richard M.
Federal Bureau of Investigation

"Our facility has been using the services of Alliance for approximately eight years. We have been very satisfied with their services and the cost of their services. The cleaning staff is congenial to work with and communicates well with administration when needed."

Jan H.
*The University of Oklahoma Health Services
Norman, Oklahoma*

Alliance Maintenance

Why You Should Choose Alliance

- **One Hundred Percent Security** – our personnel are strategically chosen and trained with certification to ensure high security measures
- **Exceptionally Clean** – we hold the highest standards of quality and promise to meet your expectations
- **Truly Reliable** – each cleaning professional provides dependable service and makes an unwavering commitment to pleasing the customer
- **Company Stability** – Alliance has been in business for 25 years and will remain available for all your maintenance needs in the future
- **Personnel Consistency** – the same representative will continually clean your building month after month
- **Enhanced Communication** – customers have direct access to Alliance managers by cell phone and logbooks are available for daily communication with cleaning personnel

Top Five Reasons Our Customers Choose Us

1. Alliance provides the best service because of our great people
2. We guarantee quality
3. Alliance offers competitive and affordable prices
4. We provide our customers with 100% security
5. We offer same day problem resolution

Services...

Alliance Maintenance will give you your choice of top-quality services that include:

- Vacuuming all carpeted areas
- Emptying trash and replacing liners
- Sweeping and mopping
- Cleaning / disinfecting bathrooms
- Dusting / cleaning all furniture, baseboards, windowsills, etc.
- Wiping / polishing light switches, glass doors, etc.
- Buffing and treating tile floors
- Stripping and waxing tile floors
- Nightly janitorial and detail cleaning
- Large event cleaning
- Carpet cleaning
- Day porter service
- Construction cleaning

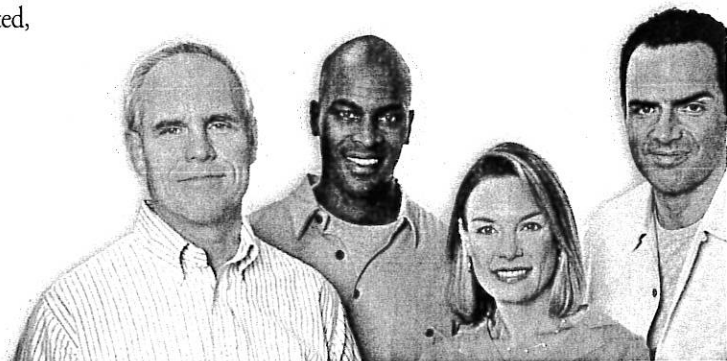
Personnel Standards

Alliance Maintenance sets the highest industry standards for selecting our personnel. We only select the very best. In fact, only one out of every twenty-five applicants is chosen. After being selected, they are screened with a criminal background check and trained with certification.

Alliance attracts thousands of applicants because of our company philosophy and reputation for fairness and integrity. Our cleaning professionals are better compensated, which, over the past 25 years, has proved to lead to higher quality and more satisfaction with our customers and personnel.

The turnover rate at Alliance is less than 25 percent annually, while the industry suffers from a 100 percent or greater turnover rate.

Because of our high standards, reliable personnel and compensation structure, Alliance provides increased quality and security for our customers.



Our Company... Your Peace of Mind

We do everything we can to promote excellence for our customers. However, if there is ever a concern we will address the situation the same day. Our Five Star Guarantee promises you consistent, reliable service.

Through friendly service, cleanliness, security and reliability, we guarantee satisfaction for our customers. You can trust our personnel to get the job done in the most effective way. We won't leave until your workplace is clean and secure.

Alliance Maintenance was founded in 1984. Our philosophy has always been to give more value than we receive. At Alliance, we place extreme importance on our personnel and our customers. Consequently, we experience consistent success in keeping personnel and customers, which helps create a solid, stable company in the midst of a turbulent industry.

To request a free bid, visit
www.AllianceMaintenance.com

"I have found Alliance Maintenance to be reliable and very responsive. They are the most professional janitorial service that I have worked with."

Karla M.
Honors Academy
Dallas, TX

"Alliance Maintenance is an outstanding company for me and my family. They are dependable and trustworthy. I have learned what to do for my customers because of what Alliance has done for me – give that little extra that makes all the difference. This is the best opportunity I have ever had."

Jamal
Account Manager since 1998

Alliance
Maintenance

Proposal Details: Operations Office Building

Terms of Agreement

Total Cost:	\$1415/month with Supplies \$1195/month without Supplies
	5 times each week
Preferred Schedule:	During Non Business Hours
Price Includes:	All labor, equipment and supplies
Notes:	We will have a total of six personnel who could be in your building. There will be four cleaners and one of two operations managers doing inspections.

Cleaning Schedule

The basic schedule below outlines the services that Alliance will provide as appropriate. Alliance will tailor all work to satisfy the unique needs of your facility.

Daily Cleaning:

- Offices and Common Areas
 - Detail dust desks, file cabinets and horizontal surfaces
 - Spot clean glass doors, partitions, mirrors and bright work or glass
 - Remove cobwebs
 - Sweep and mop all non-carpeted floors
 - Vacuum all carpeted areas, including corners, along edges, behind doors, under desks and light furniture
 - Clean break rooms, including tables, microwave, chairs, sinks and counters
 - Clean and polish drinking fountains and other bright work
 - Empty all waste baskets, trash or recycle bins

- Restroom(s)
 - Sweep, clean and disinfect floor
 - Clean and disinfect entire showers, toilets, urinals and partitions.
 - Polish glass and metal
 - Clean and disinfect sinks, countertops, door handles, light switches and walls
 - Stock toilet paper, paper towels, and hand-soap
 - Empty, clean and disinfect all waste containers and replace can liners

Weekly Cleaning:

- Dust and clean all furniture and vertical surfaces
- Perform high-low dusting of picture frames, door frames, etc.
- Remove from walls and door frames all spots, stains and streaks.
- Dust all window ledges, window sills, and window frames
- Polish all bright work

Monthly Cleaning:

- Clean all ceiling, wall and air supply vents
- Clean and sanitize all telephones
- Dust all window coverings, blinds and baseboards

Additional Information

The price quoted above does include sales tax.

Please contact Scott French at Gallagher Insurance Agency, (800) 842-4889, to obtain a certificate of general liability insurance. There is one included with the bid as well.

Either party may terminate this agreement by providing in writing 30 days notice to the other party.

Proposal Details: *City Hall Annex*

Terms of Agreement

Total Cost:	\$485/month with Supplies \$395/month without Supplies
	5 times each week
Preferred Schedule:	During Non Business Hours
Price Includes:	All labor, equipment and supplies
Notes:	We will have a total of six personnel who could be in your building. There will be four cleaners and one of two operations managers doing inspections.

Proposal *Details: City Hall*

Terms of Agreement

Total Cost:	\$2680/month with Supplies \$2245/month without Supplies
	5 times each week
Preferred Schedule:	During Non Business Hours
Price Includes:	All labor, equipment and supplies
Notes:	We will have a total of six personnel who could be in your building. There will be four cleaners and one of two operations managers doing inspections.

CLIENT REFERENCES

Organization: Birth & Beyond Pediatrics
Address: 10011 S. Yale Ave. #200 Tulsa, OK 74137
Contract Person: Shelly Rogers Phone: 918.392.1803
Date of Services: September 2013 to present
Description/Scope of Services: general custodial; floor care

Organization: City of Sapulpa
Address: 425 E. Dewey Ave. Sapulpa. OK 74066
Contract Person: LaTricia Carr Phone: 918.224.3040
Date of Services: July 2012 to present
Description/Scope of Services: general custodial; floor care

Organization: Creek County Health Department
Address: 1808 S Hickory St. Sapulpa. OK 74066
Contract Person: Pat Danner Phone: 918.224.5531
Date of Services: July 2011 to present
Description/Scope of Services: general custodial; floor care

Organization: Concentra Urgent Care
Address: 1541 N. Sheridan Rd Tulsa. OK 74115
Contract Person: Trina Hill Phone: 918.836.5406
Date of Services: November 2010 to present
Description/Scope of Services: general custodial; floor care; windows

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

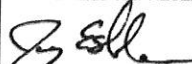
PRODUCER Arthur J. Gallagher Risk Management Services, Inc. 1300 South Main Street Tulsa OK 74119	CONTACT NAME: Donna Papen PHONE (A/C, No, Ext): 918-584-1433 E-MAIL ADDRESS: donna_papena@ajg.com	FAX (A/C, No): 918-582-1329	
	INSURER(S) AFFORDING COVERAGE INSURER A : Sentinel Insurance Company Ltd		NAIC # 11000
INSURED KLG Enterprises, LLC 816 Lynn Lane Stillwater OK 74075	KLGENTE-01		INSURER B : INSURER C : INSURER D : INSURER E : INSURER F :

COVERAGES CERTIFICATE NUMBER: 1441597439 REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:		38SBABX5035	6/1/2015	6/1/2016	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$1,000,000 MED EXP (Any one person) \$10,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COMP/OP AGG \$2,000,000 \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS					COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 10,000		38SBABX5035	6/1/2015	6/1/2016	EACH OCCURRENCE \$1,000,000 AGGREGATE \$1,000,000 \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in Nh) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input type="checkbox"/> N/A	38WECAP3599	6/1/2015	6/1/2016	<input type="checkbox"/> PER STATUTE <input checked="" type="checkbox"/> OTHER E.L. EACH ACCIDENT \$1,000,000 E.L. DISEASE - EA EMPLOYEE \$1,000,000 E.L. DISEASE - POLICY LIMIT \$1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER Community Escrow and Title Attn: Kathyleen Bays 623 S Lewis St Stillwater OK 74074	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
07/29/2015

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER StateFarm SCOTT LEMING 1102 W 6TH AVE STILLWATER OK 74074	CONTACT NAME: Becky Shipley PHONE (A/C, No, Ext): 405-372-9206 FAX (A/C, No): 405-334-4189 E-MAIL ADDRESS: becky@scottleming.net
	INSURER(S) AFFORDING COVERAGE INSURER A : State Farm Mutual Automobile Insurance Company INSURER B : INSURER C : INSURER D : INSURER E : INSURER F :
INSURED KEVIN & AMBER GRAY 816 LYNN LN STILLWATER OK 74075	NAIC # 25178

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GENL AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:					EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMPIOP AGG \$ \$
A	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS	Y	350-5717-B01-36 350-5717-B01-36	02/01/2015 08/01/2015	08/01/2015 02/01/2016	COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ 1,000,000 BODILY INJURY (Per accident) \$ 1,000,000 PROPERTY DAMAGE (Per accident) \$ 1,000,000 \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$					EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A			PER STATUTE OTHER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 STILLWATER FLATS- 251 W MILLER AVE, STILLWATER OK 74075
 - LEGAL ENTITY: STILLWATER FLATS MF, LP
 -MANAGEMENT: GRAND CAMPUS LIVING INC
 PERSONAL AUTO POLICY
 ** ENDORSEMENT 6028-BJ- ADDITIONAL INSURED - PRIOR NOTICE OF TERMINATION 30 DAYS**

CERTIFICATE HOLDER LINCOLN PROPERTY COMPANY C/O REGISTRY MONITORING INSURANCE SERVICES, INC 5703 CORSA AVENUE, 1ST FLOOR WESTLAKE VILLAGE, CA 91362	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
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THIS BID IS INVALID IF NOT SIGNED BY THE PROPOSER AND NOTARIZED

PROPOSAL AFFIDAVIT

The following affidavit is to accompany the proposal:

STATE OF: Oklahoma

COUNTY OF: _____

Kevin L. Gray, of lawful age, being first duly sworn, on oath says: 1. (S)he is the duly authorized agent of Alliance Maintenance, the proposer submitting the competitive offer which is attached to this statement, for the purpose of certifying the facts pertaining to the existence of collusion among proposer and between proposer and city officials or employees, as well as facts to pertaining to the giving or offering of things of value to government personnel in return for special consideration in the letting of any contract pursuant to the offer to which this statement is attached; 2. (S)he is fully aware of the facts and circumstances surrounding the making of the offer to which this statement is attached and has been personally and directly involved in the proceeding leading to the submission of such proposal; and 3. neither the proposer nor anyone subject to the proposer's direction or control has been a party: a). to any collusion among proposers in restraint of freedom of competition by agreement to submit an offer at a fixed price or to refrain from submitting an offer, b). to any collusion with any city official or employee as to quantity, quality or price in the prospective contract, or as to any other terms of such prospective contract, nor c). in any discussions between proposers and any city official concerning exchange of money or other things of value for special consideration in the letting of a contract.

X [Signature]

Subscribed and sworn to before me this 30 day of November 20 15

My Commission Expires: 6.10.17

Jennifer Weaver
Notary Public (or Clerk or Judge)



THIS PROPOSAL IS INVALID IF NOT SIGNED BY THE PROPOSER AND NOTARIZED

INTEREST AFFIDAVIT

The following affidavit is to accompany the proposal:

STATE OF: Oklahoma

COUNTY OF: _____

Kevin L. Gray, Of lawful age, being first duly sworn, states that s(he) is the agent authorized by the bidder to submit the attached proposal. Affiant further states that no officer or employee of the City of Broken Arrow either directly or indirectly, owns a twenty-five percent (25%) interest in the bidder's business or such a percentage, which constitutes a controlling interest. Affiant furthers states that the following officers and/or employees of the City of Broken Arrow have some direct or indirect interest in the bidder's business:

For purposes of this affidavit, a direct or indirect interest is defined to include any relationship existing on the date of this affidavit, or which previously existed within the past year. Such an interest shall also be defined to include any business relationship between or among the proposed parties to the contract project and also to include any business relationship between the officers and directors of the proposed contracting parties of the project.

X 

Subscribed and Sworn to before me this 30 day of November
20 15

My Commission Expires: 6.10.17

Jennifer Weaver
Notary Public

