



Bid 26.151-Custodial Services

Description	The City of Broken Arrow reserves the right to award multiple vendors. The purpose of this service is to establish an agreement for custodial services to ensure the cleanliness, sanitation, and maintenance of designated facilities. The awarded contractor will be responsible for providing routine cleaning and upkeep, including but not limited to, office spaces, restrooms, common areas, and specialized facilities. Services shall include waste removal, floor care, surface sanitation, and the replenishment of necessary supplies to maintain a safe and hygienic environment. The contractor must adhere to the specified service schedule, maintain quality control standards, and comply with all applicable health and safety regulations. Performance expectations will be outlined to ensure consistency and efficiency in service delivery, contributing to the overall operational functionality and appearance of the facilities covered under this agreement.															
	Clempire, LLC		Final Touch Commercial Cleaning Co.		HHM Facility Management, LLC		Immaculate Carpet Cleaning and Restoration Services, Inc.		Jani-King of Tulsa, Inc.		Sourceone Management Services, Inc.		Squeaky Clean 918 Janitorial Services, LLC		UniCare Building Maintenance, Inc.	
Pricing Summary	Monthly	Annual	Monthly	Annual	Monthly	Annual	Monthly	Annual	Monthly	Annual	Monthly	Annual	Monthly	Annual	Monthly	Annual
City Hall – Annex	\$ 448	\$ 5,376	\$ 1,300	\$ 15,600	\$ 338.45	\$ 4,061.40	\$ 11,704	\$ 140,448	\$ 883.07	\$ 10,596.84	\$ 499.00	\$ 5,988.00	\$ 600.00	\$ 7,200.00	see below	see below
City Hall	\$ 1,790	\$ 21,480	\$ 1,300	\$ 15,600	\$ 2,901.00	\$ 34,812.00	\$ 4,800	\$ 57,600	\$ 3,311.52	\$ 39,738.24	\$ 1,435.00	\$ 17,220.00	\$ 3,500.00	\$ 42,000.00	see below	see below
Operations	\$ 1,733	\$ 20,796	\$ 1,770	\$ 21,240	\$ 1,450.50	\$ 17,406.00	\$ 2,600	\$ 31,200	\$ 3,311.52	\$ 39,738.24	\$ 1,395.00	\$ 16,740.00	\$ 3,250.00	\$ 39,000.00	see below	see below
Neinhuis Community Center	\$ 1,389	\$ 16,668	\$ 1,300	\$ 15,600	\$ 1,208.75	\$ 14,505.00	\$ 2,400	\$ 28,800	\$ 1,986.91	\$ 23,842.92	\$ 1,200.00	\$ 14,400.00	\$ 1,100.00	\$ 13,200.00	see below	see below
Central Park Community Center	\$ 1,203	\$ 14,436	\$ 1,300	\$ 15,600	\$ 1,353.80	\$ 16,245.60	\$ 2,400	\$ 28,800	\$ 662.30	\$ 7,947.60	\$ 1,600.00	\$ 19,200.00	\$ 700.00	\$ 8,400.00	see below	see below
Nature Center	\$ 534	\$ 6,408	\$ 900	\$ 10,800	\$ 300.00	\$ 3,600.00	\$ 1,440	\$ 17,280	\$ 662.30	\$ 7,947.60	\$ 440.00	\$ 5,280.00	\$ 650.00	\$ 7,800.00	see below	see below
Animal Shelter	\$ 339	\$ 4,068	\$ 1,235	\$ 14,820	\$ 967.00	\$ 11,604.00	\$ 2,400	\$ 28,800	\$ 684.38	\$ 8,212.56	\$ 2,315.00	\$ 27,780.00	\$ 900.00	\$ 10,800.00	see below	see below
Training Center 1	\$ 846	\$ 10,152	\$ 985	\$ 11,820	\$ 928.32	\$ 11,139.84	\$ 2,400	\$ 28,800	\$ 772.69	\$ 9,272.28	\$ 590.00	\$ 7,080.00	\$ 1,100.00	\$ 13,200.00	see below	see below
Training Center 2	\$ 508	\$ 6,096	\$ 985	\$ 11,820	\$ 541.52	\$ 6,498.24	\$ 2,400	\$ 28,800	\$ 264.92	\$ 3,179.04	\$ 580.00	\$ 6,960.00	\$ 900.00	\$ 10,800.00	see below	see below
Justice Center	\$ 1,065	\$ 12,780	\$ 1,670	\$ 20,040	\$ 1,547.20	\$ 18,566.40	\$ 2,400	\$ 28,800	\$ 2,428.45	\$ 29,141.40	\$ 1,195.00	\$ 14,340.00	\$ 2,000.00	\$ 24,000.00	see below	see below
Field Operations Admin Bldg.	\$ 2,005	\$ 24,060	\$ 2,100	\$ 25,200	\$ 1,740.60	\$ 20,887.20	\$ 2,400	\$ 28,800	\$ 3,753.06	\$ 45,036.72	\$ 1,465.00	\$ 17,580.00	\$ -	\$ -	see below	see below
Sign Shop	\$ 409	\$ 4,908	\$ 625	\$ 7,500	\$ 343.29	\$ 4,119.42	\$ 960	\$ 11,520	\$ 441.54	\$ 5,298.48	\$ 295.00	\$ 3,540.00	\$ 450.00	\$ 5,400.00	see below	see below
PSC (Police & Fire)	\$ 5,585	\$ 67,020	\$ 2,200	\$ 26,400	\$ 4,786.65	\$ 57,439.80	\$ 10,000	\$ 120,000	\$ 5,519.21	\$ 66,230.52	\$ 3,995.00	\$ 47,940.00	\$ 4,250.00	\$ 51,000.00	see below	see below
Field Services Front Bldg.	\$ 300	\$ 3,600	\$ 1,250	\$ 15,000	\$ 300.00	\$ 3,600.00	\$ 9,600	\$ 115,200	\$ 1,466.49	\$ 17,597.88	\$ 600.00	\$ 7,200.00	\$ 850.00	\$ 10,200.00	see below	see below
Field Services Back Bldg.	\$ 300	\$ 3,600	\$ 1,250	\$ 15,000	\$ 300.00	\$ 3,600.00	\$ 9,600	\$ 115,200	\$ 741.20	\$ 8,894.40	\$ 700.00	\$ 8,400.00	\$ 850.00	\$ 10,200.00	see below	see below
Additional Buildings If Added: Price per 1,000 sq ft	\$120		\$800		\$0.097		\$100		\$220.77		\$0.07		\$0.28		\$0.059	
Nature Center	\$767		\$1,235		\$386.80		\$2,400		\$1,103.84		\$595		\$850		\$450	
Sign Shop	\$590		\$800		\$343.29		\$2,400		\$1,103.84		\$489		\$650		\$840	
List other optional services along with pricing	Day Porter \$26/hr		Carpet Cleaning		Exterior Window Service		Carpet Cleaning		N/A		N/A		Stripping/Waxing & Shampooing		Carpet Shampoo	
List any value-added services and/or volume discount information	SW over 5000 sqft at \$.40/sqft, Day Porter		Locally owned & operated; No subcontractors		Fully Integrated Facility Management Services		Upholstery, Carpet, Floor Repair and Cleaning		Strip/Wax Floors and Carpet Extraction		N/A		Annual (Contract says \$253,800 (their math is wrong))		Extra Qtr Cleaning 10% discounted from the original invoice	
	Monthly	Annual	Monthly	Annual	Monthly	Annual	Monthly	Annual	Monthly	Annual	Monthly	Annual	Monthly	Annual	Monthly	Annual
<b>Price Summary - Rates and Charges for Custodial Services</b>	<b>\$ 18,454.00</b>	<b>\$ 221,448.00</b>	<b>\$ 20,170.00</b>	<b>\$ 242,040.00</b>	<b>\$ 19,007.08</b>	<b>\$ 228,084.90</b>	<b>\$ 67,504.00</b>	<b>\$ 810,048.00</b>	<b>\$ 26,889.56</b>	<b>\$ 322,674.72</b>	<b>\$ 18,304.00</b>	<b>\$ 219,648.00</b>	<b>\$ 21,100.00</b>	<b>\$ 253,200.00</b>	<b>\$ 19,574.50</b>	<b>\$ 234,894.00</b>
Notary Public Commission Expires	9/2/2028		2/17/2028		8/7/2028		6/2/2029		6/4/2027		1/30/2027		9/26/2026		10/19/2029	

2nd Lowest

3rd Lowest

1st Lowest

Bid 26.151-Custodial Services  
 This was advertised on the City Website as well as the Tulsa World.  
 Bid was sent out to (13) Vendors with (7) Vendors responding.  
 This bid tabulation is true and accurate to the best of my knowledge.

X Ryan Baze  
 Ryan Baze, General Services Director

Date: 6/4/2026