



Cleaning Specifications for Tandus Floorcoverings (SAMPLE)

- 1) The purpose of this specification is to give direction to all bidders of the expectations of _____ concerning on-location cleaning of all Tandus Floorcoverings, which have been designed for use in the Education, Healthcare, Government, Corporate or Retail settings.
- 2) The specifications shall provide minimum cleaning requirements.
- 3) The specifications shall be changed only by specific recommendations by the Technical Services Department of Tandus/ C&A Floorcoverings.
- 4) The successful bidder shall:
 - a) Follow any/ all acceptable established cleaning procedures as determined by industry (IICRC & CRI) standards.
 - b) Carry sufficient insurance, including Workman's Compensation Insurance, as required by _____.
 - c) Provide proof of formal training or certification for each employee involved with Carpet Cleaning.
 - d) Provide proof of continuing education for same employees.
 - e) Conduct business in an honest and ethical manner.
 - f) Resolve all disputes to the satisfaction of all parties involved.
 - g) Provide three (3) appropriate business references to _____ for consideration.
 - h) Provide proof of ability to perform tasks as assigned, i.e. adequate equipment, adequate number of employees, constant supervision available, etc.
 - i) Provide appropriate technical data sheets and Material Safety Data Sheets for any/ all cleaning products that may be on-location at any time.
 - j) All employees shall have proper identification, proof of citizenship, and shall maintain professional appearance and behavior at all times. A criminal background check must be performed on any/ all employees. _____ must be advised of any known criminal activity recorded within the past seven years, except for traffic and parking violations.
 - k) Provide a completed Performance Guaranty, stating that charges will not be made due to lack of response or incomplete tasks as assigned. If the service provider does not perform the assigned tasks in the allotted time, the service provider is wholly responsible for all applicable charges and fees to have the tasks completed.
 - l) Perform all related services in accordance to Tandus/ C&A recommendations.
 - m) Be responsible for all pre-assessments, field measurements and post-treatment assessments.
 - n) Be responsible for scheduling proper HVAC operation with the Energy Manager or Facility Engineer. The units shall be running during the cleaning process, and remain 'on' for a minimum of twenty-four (24) hours after the completion of the cleaning process.
 - o) Provide a cleaning schedule, and a color-coded floor plan outlining the task frequency.
 - p) Perform all work in accordance with the requirements of _____.
 - q) Provide signed 'completion certificates' upon completion of assigned tasks.
 - r) Guaranty workmanship for all cleaning procedures, providing immediate remedies to any improper/ inadequate service at no additional cost to _____.



- 5) Prior to cleaning:
 - a) Perform an adequate, written pre-assessment with a thorough site inspection.
 - b) Written notification shall be made identifying any pre-existing conditions or problems for which the successful bidder may be liable.
- 6) Tandus Cleaning Requirements:
 - a) Pre-vacuum to dislodge and extract all dry soil possible prior to cleaning utilizing Tandus/ C&A Approved Equipment.
 - b) All visible spots shall be pre-treated in a manner suited for best spot removal results. Removal of gum and other attached contaminants shall be included in the cost of the bid.
 - c) The service provider shall wet pile lift following the application of an approved cleaning solution prespray, except on cut pile or woven styles (see 'f' below).
 - d) Allow a minimum dwell time of 8-12 minutes prior to any wet extraction process, except for cut pile or woven styles (see 'f' below).
 - e) The accepted cleaning methods must include hot water extraction, performed a minimum of once annually, unless written approval is obtained from Tandus/ C&A Floorcoverings (exception- see 'f' below).
 - f) NOTE: Tandus recommends the utilization of either: HOST Dry Extraction System for use on all Tandus products, especially cut pile or woven styles, utilizing their White bristle brushes and their extractorSPONGES –OR–Whittaker LoMAC System, utilizing their White Brushes or Dimpled Rollers along with their Crystal Dry Extra (CDX) and/or Crystal Extract Prespray (CEP).
 - g) Complete drying must occur within 12 hours. The successful bidder shall provide all necessary air movers and/or dehumidifiers to facilitate this requirement.
 - h) All recovered solutions and contaminants must be disposed of in a manner consistent with federal, state and local guidelines.
 - i) All solutions must be pre-determined to be safe for use in the facility being cleaned, face fiber, backing material, floorcovering adhesive, soil and stain resistant treatments, building occupants and cleaning technicians.
 - j) Cleaning solutions must be rated as having a neutral or negative resoiling potential; must not dry oily or sticky; must not contain optical brighteners; must not contain chlorine based bleaching agents; must have a pH between 4 and 9; must be able to be rinsed thoroughly with Approved Equipment or crystallize and must be environmentally friendly, containing no known hazardous components, as well as be able to be removed with Tandus Approved Vacuum Equipment;
 - k) The removal and replacement of furnishings, including the care and control of them, is the responsibility of the successful bidder. The successful bidder acknowledges that they assume all liability for damages, unless a waiver of liability is part of the agreement between the service provider and _____.



- l) The replacement of any moved furnishings shall not occur until the cleaned area is completely dry, or acceptable protective blocks and tabs are utilized.
 - m) It is the responsibility of the successful bidder to obtain any/all necessary permits, licenses, or approvals prior to acceptance of proposal.
 - n) In areas under construction, Post Construction Cleaning shall occur under the auspices and in cooperation with the building contractor(s) or other designees, prior to issuance of Certificate Of Occupancy. Any/ all additional charges shall be submitted in writing to _____.
 - o) _____ reserves the right to reject any and all bids.
 - p) This agreement is to be considered legal document, conforming to all local, state, and federal ordinances, and laws.
- 7) Miscellaneous:
- a) This contract may be renewed on an annual basis upon mutual agreement between the service provider and _____.
 - b) The successful bidder may be requested to clean other interior and exterior finishes or fixtures, upon receipt of proof of professional training or certification of proficiency in the respective areas.
 - c) Either party may cancel this agreement, with a 30 day written notice, sent by Certified Mail, with or without cause.

Tandus Technologies will continue to investigate, evaluate and monitor any technology advancements or new product introductions, and will be including those systems as determined to be Tandus Approved in as timely a manner as is possible.

Please feel free to contact the Tandus Technologies at the following address, of your choice, for further verification or corroboration:

1. carpetcare@tandus.com or jgarger@tandus.com
2. 800-241-4902 ext 2120 (office)
3. 706-259-2136 (fax)