

STATE OF NORTH CAROLINA

Cleveland Community College

Invitation for Bid #: 89-20250916-CCC

Landscape Services

Date of Issue: 10/23/2025

Bid Opening Date: 12/4/2025

At 2:00 PM ET

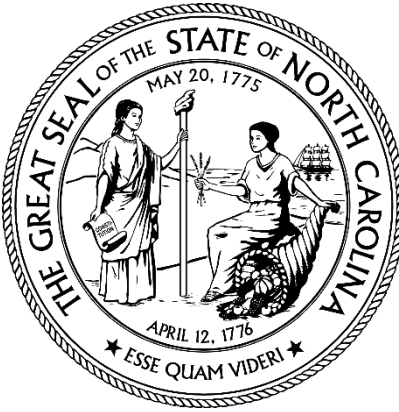
Direct all inquiries concerning this IFB to:

Lance Ashley

Purchasing Officer

Email: ashleyl@clevelandcc.edu

Phone: 704-669-4092



STATE OF NORTH CAROLINA

Invitation for Bid

89-20250916-CCC

For internal State agency processing, including tabulation of bids, provide your company's eVP (Electronic Vendor Portal) Number. Pursuant to G.S. 132-1.10(b) this identification number shall not be released to the public. **This page will be removed and shredded, or otherwise kept confidential**, before the procurement file is made available for public inspection.

**This page shall be filled out and returned with your bid.
Failure to do so may subject your bid to rejection.**

Vendor Name

Vendor eVP#

Note: For a contract to be awarded to you, your company (you) must be a North Carolina registered vendor in good standing. You must enter the vendor number assigned through eVP (Electronic Vendor Portal). If you do not have a vendor number, register at <https://vendor.ncgov.com/vendor/login>

Sealed, mailed responses ONLY will be accepted for this solicitation.

STATE OF NORTH CAROLINA Cleveland Community College	
Refer <u>ALL</u> Inquiries regarding this IFB to: Lance Ashley	Invitation for Bid #: 89-20250916-CCC
Using Agency: Cleveland Community College	Bids will be publicly opened: 12/4/2025 2:00 PM
Commodity No. and Description: 721029-Landscaping Services	

EXECUTION

In compliance with this Invitation for Bid (IFB), and subject to all the conditions herein, the undersigned Vendor offers and agrees to furnish and deliver any or all items upon which prices are bid, at the prices set opposite each item within the time specified herein.

By executing this bid, the undersigned Vendor understands that false certification is a Class I felony and certifies that:

- this bid is submitted competitively and without collusion (G.S. 143-54),
- none of its officers, directors, or owners of an unincorporated business entity has been convicted of any violations of Chapter 78A of the General Statutes, the Securities Act of 1933, or the Securities Exchange Act of 1934 (G.S. 143-59.2), and
- it is not an ineligible Vendor as set forth in G.S. 143-59.1.

Furthermore, by executing this bid, the undersigned certifies to the best of Vendor’s knowledge and belief, that:

- it and its principals are not presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from covered transactions by any Federal or State department or agency.

As required by G.S. 143-48.5, the undersigned Vendor certifies that it, and each of its sub-Contractors for any Contract awarded as a result of this IFB, complies with the requirements of Article 2 of Chapter 64 of the NC General Statutes, including the requirement for each employer with more than 25 employees in North Carolina to verify the work authorization of its employees through the federal E-Verify system.

As required by Executive Order 24 (2017), the undersigned vendor certifies will comply with all Federal and State requirements concerning fair employment and that it does not and will not discriminate, harass, or retaliate against any employee in connection with performance of any Contract arising from this solicitation.

G.S. 133-32 and Executive Order 24 (2009) prohibit the offer to, or acceptance by, any State Employee associated with the preparing plans, specifications, estimates for public contracts; or awarding or administering public contracts; or inspecting or supervising delivery of the public contract of any gift from anyone with a contract with the State, or from any person seeking to do business with the State. By execution of this response to the IFB, the undersigned certifies, for Vendor’s entire organization and its employees or agents, that Vendor is not aware that any such gift has been offered, accepted, or promised by any employees of your organization.

By executing this bid, Vendor certifies that it has read and agreed to the **INSTRUCTION TO VENDORS** and the **NORTH CAROLINA GENERAL TERMS AND CONDITIONS incorporated herein**. These documents can be accessed from the ATTACHMENTS page within this document.

Failure to execute/sign bid prior to submittal may render bid invalid and it MAY BE REJECTED. Late bids shall not be accepted.

COMPLETE/FORMAL NAME OF VENDOR:		
STREET ADDRESS:	P.O. BOX:	ZIP:
CITY & STATE & ZIP:	TELEPHONE NUMBER:	TOLL FREE TEL. NO:
PRINCIPAL PLACE OF BUSINESS ADDRESS IF DIFFERENT FROM ABOVE (SEE INSTRUCTIONS TO VENDORS ITEM #21):		
PRINT NAME & TITLE OF PERSON SIGNING ON BEHALF OF VENDOR:	FAX NUMBER:	
VENDOR’S AUTHORIZED SIGNATURE*:	DATE:	EMAIL:

VALIDITY PERIOD

Bid Number: 89-20250916

Vendor: _____

Offer shall be valid for at least sixty (90) days from date of bid opening, unless otherwise stated here: _____ days, or if extended by mutual agreement of the parties in writing. Any withdrawal of this offer shall be made in writing, effective upon receipt by the agency issuing this IFB.

ACCEPTANCE OF BIDS

If your bid is accepted, all provisions of this IFB, along with the written results of any negotiations, shall constitute the written agreement between the parties ("Contract"). The NORTH CAROLINA GENERAL TERMS AND CONDITIONS are incorporated herein and shall apply. Depending upon the Goods or Services being offered, other terms and conditions may apply, as mutually agreed.

FOR STATE USE ONLY: Offer accepted and Contract awarded this _____ day of _____, 20____, as indicated on

The attached certification, by _____.

(Authorized Representative of Cleveland Community College)

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1.0 PURPOSE AND BACKGROUND

Cleveland Community College, located on a 105-acre campus in Shelby, North Carolina, is a public institution established in 1965 to provide accessible, high-quality education and workforce training to the residents of Cleveland County and surrounding areas. As part of the North Carolina Community College System, CCC serves approximately 3,000 students through a wide range of associate degrees, diplomas, certificates, and continuing education programs tailored to meet both academic and career goals. The college is committed to student success and economic development, partnering with local industries to deliver hands-on learning experiences. With a vibrant campus life, diverse student body, and growing athletic programs, CCC plays a vital role in enhancing the educational and economic landscape of its community.

Cleveland Community College (CCC) is seeking the services of a grounds maintenance company to provide professional lawn and grounds maintenance consisting of, but not limited to, labor, supervision, equipment and supplies as specified herein. CCC places significant value on the safety and treatment of our faculty, staff and students. They are to be treated as customers, and the Contractor shall emphasize safety and customer service at all times. The provisions of the services required as part of this solicitation ultimately reflect upon Cleveland Community College.

The intent of this solicitation is to award an Agency Contract.

1.1 CONTRACT TERM

The Contract shall have an initial term of three (3) years, beginning on the date of final Contract execution (the "Effective Date") or May 1st, 2026, whichever is later.

At the end of the Contract's initial term, the State shall have the option, in its sole discretion, to renew the Contract on the same terms and conditions for up to two (2) additional one-year terms. The State will give the Vendor written notice of its intent to exercise each option no later than 90 days before the end of the Contract's then-current term. In addition, the State reserves the right to extend a contract term after the last active term.

Bids shall be submitted in accordance with the terms and conditions of this IFB and any addenda issued hereto.

2.0 GENERAL INFORMATION

2.1 INVITATION FOR BID DOCUMENT

This IFB is comprised of the base IFB document, any attachments, and any addenda released before Contract award, which are incorporated herein by reference.

2.2 E-PROCUREMENT FEE

ATTENTION: The E-Procurement fee may apply to this solicitation. See the paragraph entitled ELECTRONIC PROCUREMENT of the North Carolina General Terms and Conditions.

General information on the E-Procurement Services can be found at: <http://eprocurement.nc.gov/>.

2.3 NOTICE TO VENDORS REGARDING IFB TERMS AND CONDITIONS

It shall be the Vendor's responsibility to read the Instructions to Vendors, the North Carolina General Terms and Conditions, all relevant exhibits and attachments, and any other components made a part of this IFB and comply with all requirements and specifications herein. Vendors are also responsible for obtaining and complying with all Addenda and other changes that may be issued in connection with this IFB.

If Vendors have questions or issues regarding any component of this IFB, those must be submitted as questions in accordance with the instructions in the BID QUESTIONS Section. If the State determines that any changes will be made as a result of the questions asked, then such decisions will be communicated in the form of an IFB addendum. The State may also elect to leave open the possibility for later negotiation of specific provisions of the Contract that have been addressed during the question-and-answer period, prior to contract award.

Other than through the process of negotiation under 01 NCAC 05B.0503, the State rejects and will not be required to evaluate or consider any additional or modified terms and conditions submitted with Vendor’s bid or otherwise. This applies to any language appearing in or attached to the document as part of the Vendor’s bid that purports to vary any terms and conditions or Vendors’ instructions herein or to render the bid non-binding or subject to further negotiation. Vendor’s bid shall constitute a firm offer that shall be held open for the period required herein (“Validity Period” above).

The State may exercise its discretion to consider Vendor proposed modifications. By execution and delivery of this IFB Response, the Vendor agrees that any additional or modified terms and conditions, whether submitted purposely or inadvertently, shall have no force or effect, and will be disregarded unless expressly agreed upon during negotiations and incorporated by way of a Best and Final Offer (BAFO). Noncompliance with, or any attempt to alter or delete, this paragraph shall constitute sufficient grounds to reject Vendor’s bid as non-responsive.

2.4 IFB SCHEDULE

The table below shows the *intended* schedule for this IFB. The State will make every effort to adhere to this schedule.

Event	Responsibility	Date and Time
Issue IFB	State	10/23/2025
Hold Pre-Bid Meeting/Site Visit	State	11/19/2025 10:00 AM
Submit Written Questions	Vendor	11/24/2025 2:00 PM
Provide Response to Questions	State	11/25/2025 2:00 PM
Submit Bids	Vendor	12/4/2025 2:00 PM
Contract Award	State	TBA

2.5 MANDATORY SITE VISIT

Mandatory Site Visit

Date: 11/19/2025
Time: 10:00 AM Eastern Time
Location: 137 South Post Rd.
Jack Hunt Center, Board Room
Shelby, NC 28152

Contact #: 704-600-5093

Instructions: It shall be **MANDATORY** that a representative from each Vendor be present for a pre-bid site visit. Attendees must arrive promptly All attendees must sign in upon arrival and clearly indicate each prospective Vendor represented on the sign in sheet. LATE ARRIVALS WILL NOT BE ALLOWED TO SIGN IN OR PARTICIPATE IN THE SITE VISIT, NOR SHALL THEIR BID BE CONSIDERED. Once the sign-in process is complete, all other persons wishing to attend may do so to the extent that space and circumstances allow.

FAILURE TO ATTEND THE MANDATORY SITE VISIT SHALL RESULT IN VENDOR’S BID BEING DEEMED NON-RESPONSIVE AND NOT CONSIDERED FOR AWARD.

The purpose of this visit is for all prospective Vendors to apprise themselves of the conditions and requirements which will affect the performance of the work called for by this IFB. Vendors must stay for the duration of the site visit. No allowances will be made for unreported conditions that a prudent Vendor would recognize as affecting the work called for or implied by this IFB.

Vendors are cautioned that any information released to attendees during the site visit, other than that involving the physical aspects of the facility referenced above, and which conflicts with, supersedes, or adds to requirements in this IFB, must be confirmed by written addendum before it can be considered to be a part of this IFB and any resulting contract.

2.6 BID QUESTIONS

Upon review of the IFB documents, Vendors may have questions to clarify or interpret the IFB in order to submit the best bid possible. To accommodate the Bid Questions process, Vendors shall submit any such questions by the “Submit Written Questions” date and time provided in the IFB SCHEDULE Section above, unless modified by Addendum.

Written questions shall be emailed to ashleyl@clevelandcc.edu by the date and time specified above. Vendors should enter “IFB # 89-20250916 Questions” as the subject for the email. Question submittals should include a reference to the applicable IFB section and be submitted in the format shown below:

Reference	Vendor Question
IFB Section, Page Number	Vendor question ...?

Questions received prior to the submission deadline date, the State’s response, and any additional terms deemed necessary by the State will be posted in the form of an addendum to *the electronic Vendor Portal (eVP)*, <https://evp.nc.gov>, and shall become an Addendum to this IFB. No information, instruction or advice provided orally or informally by any State personnel, whether made in response to a question or otherwise in connection with this IFB, shall be considered authoritative or binding. Vendors shall rely *only* on written material contained in the IFB and an addendum to this IFB.

2.7 BID SUBMITTAL

IMPORTANT NOTE: This is an absolute requirement. Late bids, regardless of cause, will not be opened or considered, and will be automatically disqualified from further consideration. Vendor shall bear the sole risk of late submission due to unintended or unanticipated delay. It is the Vendor’s sole responsibility to ensure its bid has been received as described in this IFB by the specified time and date of opening. The time and date of receipt will be marked on each bid when received. Any bid or portion thereof received after the bid deadline will be rejected.

~~[By Mail]~~

Mailing address for delivery of bid via US Postal Service
BID NUMBER: 89-20250916-CCC Cleveland Community College Attn: Lance Ashley 137 South Post Rd. Shelby, NC 28152

CAUTION: For bids submitted via U.S. mail, please note that the U.S. Postal Service generally does not deliver mail to a specified street address but to the State’s Mail Service Center. Vendors are cautioned that bids sent via U.S. Mail, including Express Mail, may not be delivered by the Mail Service Center to the agency’s purchasing office on the due date in time to meet the bid deadline. All Vendors are urged to take the possibility of delay into account when submitting bids by U.S. Postal Service, courier, or other delivery service. **Attempts to submit a bid via facsimile (FAX) machine, telephone, or email in response to this IFB shall NOT be accepted.**

- a) Submit a **signed, original executed** bid response..
- b) Submit your bid in a sealed package. Clearly mark each package with: (1) Vendor name; (2) the IFB number; and (3) the due date. Address the package(s) for delivery as shown in the table above. If Vendor is submitting more than one (1) bid, each bid shall be submitted in separate sealed envelopes and marked accordingly. For delivery purposes, separate sealed envelopes

from a single Vendor may be included in the same outer package. Bids are subject to rejection unless submitted with the information above included on the outside of the sealed bid package.

- c) If confidential and proprietary information is included in the bid, also submit one (1) signed, REDACTED copy of the bid. Such information may include trade secrets defined by N.C. Gen. Stat. § 66-152 and other information exempted from the Public Records Act pursuant to N.C. Gen. Stat. §132- 1.2. Vendor may designate information, Products, Services, or appropriate portions of its response as confidential, consistent with and to the extent permitted under the statutes and rules set forth above. By so redacting any page, or portion of a page, the Vendor warrants that it has formed a good faith opinion, having received such necessary or proper review by counsel and other knowledgeable advisors, that the portions determined to be confidential and proprietary and redacted as such, meet the requirements of the Rules and Statutes set forth above. However, under no circumstances shall price information be designated as confidential.

If the Vendor does not provide a redacted version of the bid with its bid submission, the Department may release an unredacted version if a record request is received.

Failure to submit a bid in strict accordance with these instructions shall constitute sufficient cause to reject a Vendor’s bids(s).

Critical updated information may be included in Addenda to this IFB. It is important that all Vendors responding to this IFB periodically check the State’s eVP website for any Addenda that may be issued prior to the bid opening date. All Vendors shall be deemed to have read and understood all information in this IFB and all Addenda thereto.

2.8 BID CONTENTS

Vendors shall populate all attachments of this IFB that require the Vendor to provide information and include an authorized signature where requested. Failure to provide all required items, or Vendor’s submission of incomplete items, may result in the State rejecting Vendor’s bid, in the State’s sole discretion.

Vendor IFB responses shall include the following items and attachments, which shall be arranged in the following order:

- a) Cover Letter, which must include all of the following: (i) a statement that confirms that the Vendor has read the IFB in its entirety, including all links, and all Addenda released in conjunction with the IFB; (ii) a statement that the Vendor agrees to perform in accordance with the scope of work, requirements, and specifications contained herein; and (iii) Vendor’s agreement to comply with all instructions, terms and conditions, and attachments.
- b) Title Page: Include the company name, address, phone number and authorized representative along with the Bid Number.
- c) Completed and signed version of all EXECUTION PAGES, along with the body of the IFB.
- d) Signed receipt pages of any addenda released in conjunction with this IFB, if required to be returned.
- e) Completed version of ATTACHMENT A: PRICING
- f) Completed version of ATTACHMENT D: HUB SUPPLEMENTAL VENDOR INFORMATION
- g) Completed version of ATTACHMENT E: CUSTOMER REFERENCE FORM
- h) Completed and signed version of ATTACHMENT F: CERTIFICATION OF FINANCIAL CONDITION

2.9 ALTERNATE BIDS

Unless provided otherwise in this IFB, Vendor may submit alternate bids for comparable Goods, various methods or levels of Service(s), or that propose different options. Alternate bid must specifically identify the IFB requirements and advantage(s) addressed by the alternate bid. Any alternate bid, in addition to the marking described above, must be clearly marked with the legend: “Alternate Bid # ___ [for ‘name of Vendor’]”. Each bid must be for a specific set of Goods and Services and must include specific pricing. If a Vendor chooses to respond with various offerings, each must be offered with a separate price and be contained in a separate bid. Each bid must be complete and independent of other bids offered.

3.0 METHOD OF AWARD AND BID EVALUATION PROCESS

3.1 METHOD OF AWARD

North Carolina G.S. 143-52 provides a general list of criteria the State shall use to award contracts, as supplemented by the additional criteria herein. The Goods or Services being procured shall dictate the application and order of criteria; however, all award decisions shall be in the State’s best interest.

All responsive bids will be reviewed, and an award or awards will be based on the responsive bid(s) offering the lowest price that meets the specifications provided herein, to include any required verifications set out here in such as but not limited to past performance, references, and financial documents. Optional Services, section 5.2, will not be considered in the Bid Evaluation.

While the intent of this IFB is to award a Contract(s) to a single Vendor, the State reserves the right to make separate awards to different Vendors for one or more line items, to not award one or more line items, or to cancel this IFB in its entirety without awarding a Contract, if it is considered to be most advantageous to the State to do so.

The State reserves the right to waive any minor informality or technicality in bids received.

3.2 CONFIDENTIALITY AND PROHIBITED COMMUNICATIONS DURING EVALUATION

While this IFB is under evaluation, the responding Vendor, including any subcontractors and suppliers, is prohibited from engaging in conversations intended to influence the outcome of the evaluation. See the Paragraph 29 of the Instructions to Vendors entitled COMMUNICATIONS BY VENDORS.

Each Vendor submitting a bid to this IFB, including its employees, agents, subcontractors, suppliers, subsidiaries and affiliates, is prohibited from having any communications with any person inside or outside the using agency; issuing agency; other government agency office or body (including the purchaser named above, any department secretary, agency head, members of the General Assembly and Governor’s office); or private entity, if the communication refers to the content of Vendor’s bid or qualifications, the content of another Vendor’s proposal, another Vendor’s qualifications or ability to perform a resulting contract, and/or the transmittal of any other communication of information that could be reasonably considered to have the effect of directly or indirectly influencing the evaluation of proposals, the award of a contract, or both.

Any Vendor not in compliance with this provision shall be disqualified from evaluation and award. A Vendor’s proposal may be disqualified if its subcontractor and/or supplier engage in any of the foregoing communications during the time that the procurement is active (*i.e.*, the issuance date of the procurement until the date of contract award or cancellation of the procurement). Only those discussions, communications or transmittals of information authorized or initiated by the issuing agency for this IFB or inquiries directed to the purchaser named in this IFB regarding requirements of the IFB (prior to proposal submission) or the status of the award (after submission) are excepted from this provision.

3.3 BID EVALUATION PROCESS

Only responsive submissions will be evaluated.

The State will conduct an evaluation of responsive Bids, as follows:

Bids will be received according to the method stated in the Bid Submittal section above.

All bids must be received by the issuing agency not later than the date and time specified in the IFB SCHEDULE Section above, unless modified by Addendum. Vendors are cautioned that this is a request for offers, not an offer or request to contract, and the State reserves the unqualified right to reject any and all offers at any time if such rejection is deemed to be in the best interest of the State.

At the date and time provided in the IFB SCHEDULE Section above, unless modified by Addendum, the bids from each responding Vendor will be opened publicly and all offers (except those that have been previously withdrawn, or voided bids) will be tabulated. The tabulation shall be made public at the time it is created. When negotiations after receipt of bids is

authorized pursuant to G.S. 143-49 and 01 NCAC 05B.0503, only the names of offerors and the Goods and Services offered shall be tabulated at the time of opening. Cost and price shall become available for public inspection at the time of the award. Interested parties are cautioned that these costs and their components are subject to further evaluation for completeness and correctness and therefore may not be an exact indicator of a Vendor's pricing position.

At their option, the evaluators may request oral presentations or discussions with any or all Vendors for clarification or to amplify the materials presented in any part of the bid. Vendors are cautioned, however, that the evaluators are not required to request presentations or other clarification—and often do not. Therefore, all bids should be complete and reflect the most favorable terms available from the Vendor. Prices bid cannot be altered or modified as part of a clarification.

Bids will generally be evaluated, based on completeness, content, cost and responsibility of the Vendor to supply the requested Goods and Services. Specific evaluation criteria are listed in Section 3.1 METHOD OF AWARD.

Upon completion of the evaluation process, the State will make Award(s) based on the evaluation and post the award(s) to the State's eVP website under the IFB number for this solicitation. Award of a Contract to one Vendor does not mean that the other bids lacked merit, but that, all factors considered, the selected bid was deemed most advantageous and represented the best value to the State.

The State reserves the right to negotiate with one or more Vendors, or to reject all original offers and negotiate with one or more sources of supply that may be capable of satisfying the requirement, and in either case to require Vendor to submit a Best and Final Offer (BAFO) based on discussions and negotiations with the State.

3.4 PERFORMANCE OUTSIDE THE UNITED STATES

Vendor shall complete ATTACHMENT F: LOCATION OF WORKERS UTILIZED BY VENDOR. In addition to any other evaluation criteria identified in this IFB, the State may also consider, for purposes of evaluating proposed or actual contract performance outside of the United States, how that performance may affect the following factors to ensure that any award will be in the best interest of the State:

- a) Total cost to the State
- b) Level of quality provided by the Vendor
- c) Process and performance capability across multiple jurisdictions
- d) Protection of the State's information and intellectual property
- e) Availability of pertinent skills
- f) Ability to understand the State's business requirements and internal operational culture
- g) Particular risk factors such as the security of the State's information technology
- h) Relations with citizens and employees
- i) Contract enforcement jurisdictional issues

3.5 INTERPRETATION OF TERMS AND PHRASES

This IFB serves two functions: (1) to advise potential Vendors of the parameters of the solution being sought by the State; and (2) to provide (together with other specified documents) the terms of the Contract resulting from this procurement. The use of phrases such as "shall," "must," and "requirements" are intended to create enforceable contract conditions. In determining whether bids should be evaluated or rejected, the State will take into consideration the degree to which Vendors have proposed or failed to propose solutions that will satisfy the State's needs as described in the IFB. Except as specifically stated in the IFB, no one requirement shall automatically disqualify a Vendor from consideration. However, failure to comply with any single requirement may result in the State exercising its discretion to reject a bid in its entirety.

4.0 REQUIREMENTS

This Section lists the requirements related to this IFB. By submitting a bid, the Vendor agrees to meet all stated requirements in this Section as well as any other specifications, requirements, and terms and conditions stated in this IFB. If a Vendor is unclear about a requirement or specification or believes a change to a requirement would allow for the State to receive a better bid, the

Vendor is urged to submit these items in the form of a question during the question and answer period in accordance with the Bid Questions Section above.

4.1 PRICING

Bid price shall constitute the total cost to the State for complete performance in accordance with the requirements and specifications herein, including all applicable charges for handling, transportation, administrative and other similar fees. Complete ATTACHMENT A: PRICING FORM and include in Vendor's response.

4.2 INVOICES

Vendor shall invoice the Purchasing Agency. The standard format for invoicing shall be Single Invoices meaning that the Vendor shall provide the Purchasing Agency with an invoice for each month's service. Invoices shall include detailed information to allow Purchasing Agency to verify pricing at point of receipt matches the correct price from the original date of order. The following fields shall be included on all invoices, as relevant:

Vendor's Billing Address, Customer Account Number, Service Dates, Buyer's, Service Description and Dates, and Price.

INVOICES MAY NOT BE PAID UNTIL AN INSPECTION HAS OCCURRED AND THE GOODS OR SERVICES ACCEPTED.

4.3 FINANCIAL STABILITY

As a condition of contract award, the Vendor must certify that it has the financial capacity to perform and to continue to perform its obligations under the Contract; that Vendor has no constructive or actual knowledge of an actual or potential legal proceeding being brought against Vendor that could materially adversely affect performance of this Contract; and that entering into this Contract is not prohibited by any contract, or order by any court of competent jurisdiction.

Each Vendor shall certify it is financially stable by completing ATTACHMENT F: CERTIFICATION OF FINANCIAL CONDITION. The State is requiring this certification to minimize potential issues from contracting with a Vendor that is financially unstable. From the date of the Certification to the expiration of the Contract, the Vendor shall notify the State within thirty (30) days of any occurrence or condition that materially alters the truth of any statement made in this Certification. The Contract Manager may require annual recertification of the Vendor's financial stability.

4.4 HUB PARTICIPATION

Pursuant to North Carolina General Statute G.S. 143-48, it is State policy to encourage and promote the use of small, minority, physically handicapped, and women contractors in purchasing Goods and Services. As such, this IFB will serve to identify those Vendors that are minority owned or have a strategic plan to support the State's Historically Underutilized Business program by meeting or exceeding the goal of 10% utilization of diverse firms as 1st or 2nd tier subcontractors. Vendor shall complete ATTACHMENT D: HUB SUPPLEMENTAL VENDOR INFORMATION.

4.5 REFERENCES

Vendor shall provide at least three (3) references, using ATTACHMENT E: CUSTOMER REFERENCE FORM, for which it has provided Services of similar size and scope to those proposed herein. The State may contact these users to determine whether the Services provided are substantially similar in scope to those proposed herein and whether Vendor's performance has been satisfactory. The information obtained shall be considered in the evaluation of the Bid.

4.6 BACKGROUND CHECKS

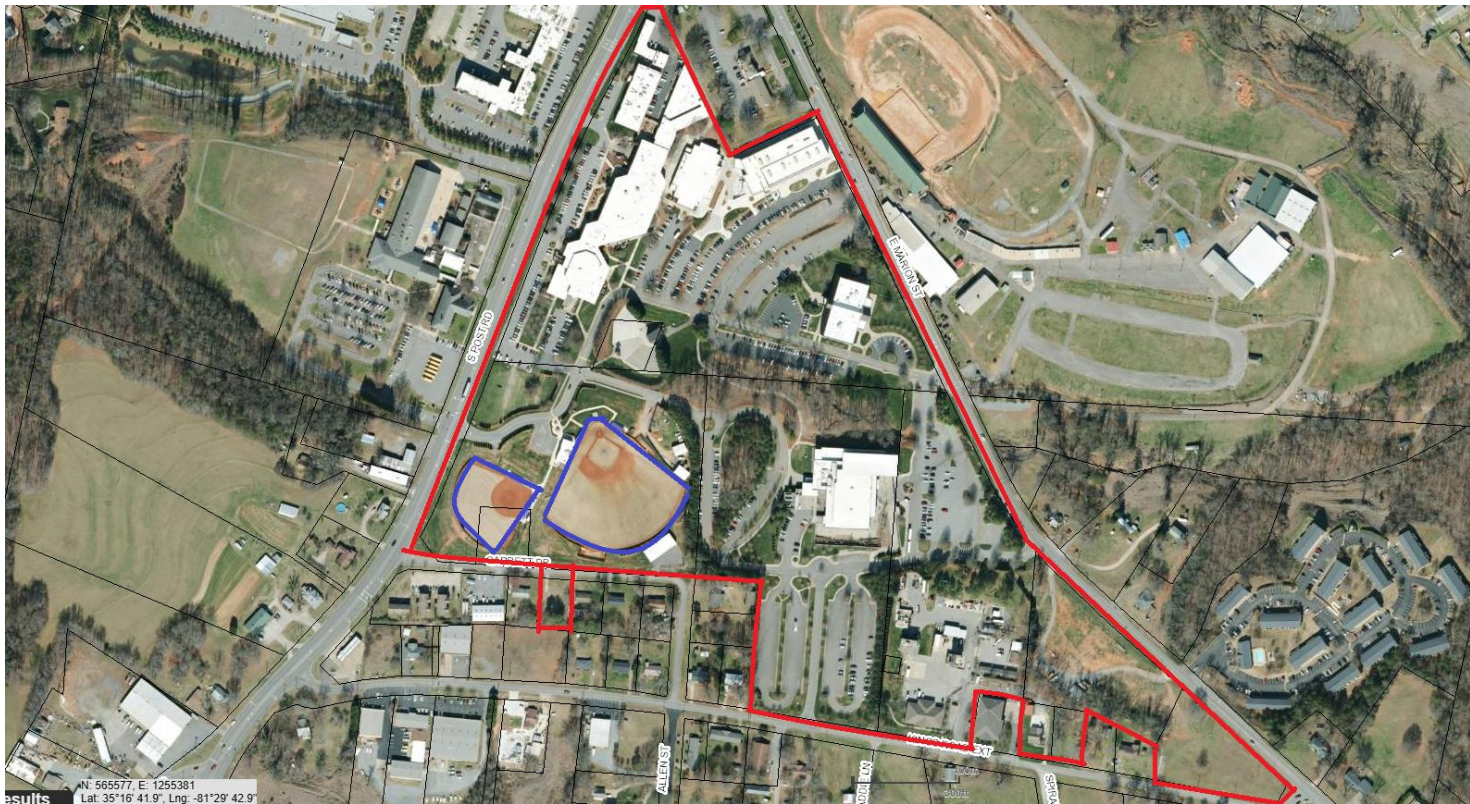
Any personnel or agent of Vendor performing Services under any Contract arising from this IFB may be required to undergo a background check at the expense of the Vendor, if so requested by the State.

4.7 PERSONNEL

Vendor warrants that qualified personnel shall provide Services under this Contract in a professional manner. "Professional

5.0 SPECIFICATIONS AND SCOPE OF WORK

Cleveland Community College, located in Shelby, North Carolina, encompasses approximately 105 acres of landscaped grounds. The campus features fescue grass turf and pine straw landscape beds throughout its academic, administrative, and recreational areas. Routine landscape services at this location include mowing and edging of turf areas, maintenance and replenishment of pine straw beds, seasonal clean-up, weed control, and general bed upkeep. All services are expected to be performed with consistency and care to maintain the campus’s appearance and functionality, with regular inspections and reporting provided to the Director of Facilities.



5.1 TURF MAINTENANCE – MOWING, EDGING, AND CLEANUP

A. Mowing

- i) Mow all turf areas throughout the growing season, March-September weekly and as necessary to maintain turf height at a “literal” four (4) inches October-February. Do not allow grass to exceed six (6) inches before the next mowing. Once the mowing cycle has begun, work must be continuous until the cycle is completed. The number of mowing cycles may increase or decrease due to weather, holidays, or special request by the College.
- ii) The contractor shall not mow on the same track on consecutive weeks to prevent tracking and rutting.
- iii) If rutting occurs, the Contractor must fill with topsoil and re-seed within one month of occurrence or detection during the growing season.
- iv) If zero-turn mowers are used, refrain from locking the pivot wheel which may cause turf damage.
- v) All hard services, parking lots, walks, patios, and especially curbs must be kept free of grass clippings and debris. The areas include but are not limited to the courtyard and parking lot area between the Wright Complex and the B Building, student area between the Jack Hunt Campus Center and the Paksoy Building and all hard surface areas around the

Senator Tim Moore Advanced Technology Center. Blowing of parking lots and student areas must be done before or after regular business hours, Monday-Friday 8:00 AM – 4:00 PM.

vi) The College prefers the lawn not to be mowed when the grass is wet or the ground is soft to prevent tracking.

vii) Mechanically edge curbs, walks and other surfaces where turf has grown over or onto surfaces. Do not exceed one (1) inch depth nor a one half (1/2) inch width when edging adjacent to surfaces where pedestrian traffic occurs. Remove excess edging material at each mowing cycle.

viii) Edge bed lines to maintain a neat division between turf and bed areas.

ix) All Branches, limbs, sticks and other debris and trash should be removed before mowing. Trash should be disposed of in the college’s trash containers. Organic debris – tree limbs, branches, pinecones, seed ball – should be transported off-campus.

x) Remove and dispose of cut excessively long and windrowing grass on the same day it was mowed. Remove any clippings or leaves blown onto paved areas or walkways during mowing on the same day as mowed. Do not blow clippings, leaves, or debris into storm drains, air conditioner units, buildings, vehicles, windows, landscape beds, mulched areas, etc. Blowing of parking lots and student areas must be done before or after regular business hours, Monday-Friday 8:00 AM – 4:00 PM.

xi) Upon the occurrence of a weather event that has caused water or wind damage all branches, limbs, sticks up to six inches in diameter and other debris and trash shall be removed from turf areas within 24 hours after a request from the Director of Facilities.

xii) Parking Lot Berms, the vendor will be required to maintain parking lot berms to create a neat and tidy appearance. This will include routine trimming as well as weed and disease control. Any major changes to the berm structure or appearance will be contracted separately following the procedures of the CCC Purchasing Manual.

B. Turf Nutrition – Fertilizing

i) Fertilizing

(a) Apply fertilizer to turf areas at 1 lb. of Nitrogen per 1,000 square feet. Material to be a complete turf grade fertilizer consisting of N-P-K such as 16-4-8, 18-5-9, 20-4-10, etc., or approved equivalent.

(b) Use only slow-release nitrogen fertilizers

(c) Schedule: Apply fertilizer, pre and post-emergent herbicides at the below-listed schedules:

i. Spring (February 15-April 15)

ii. Fall (October 15 – December 15)

iii. Documentation: Submit all labels from fertilizers to the College for approval before application.

C. Leaf, Trash and Debris Removal

i) Provide supplementary maintenance of the landscaped areas of the College as follows:

Collect fallen leaves on an as-needed basis from all turf, plant, and mulch areas to maintain a well-groomed appearance. Do not allow large accumulations of leaves to remain. Transport all leaves and debris off-campus. Trash should be disposed of in the College’s trash containers. Organic debris – tree limbs, branches, pinecones, seed balls – should be transported off-campus. Leaf pick-up should begin in mid-October. Pick-up shall occur at a minimum of once a week from October 1st-November 30th, or as needed to maintain a clean lawn. Collect all fallen leaves or blow them into woods or natural areas. Mulching the leaves and leaving them on the lawn is unacceptable.

D. Pesticide Applications

i) Weed Control

(a) Use only non-burning pesticides

(b) Do not allow chemicals to leach into shrub and bed areas and tree root systems.

ii) Application

- (a) Time applications to prevent the burning of turf by any material application.
- (b) Clean up all fertilizer and weed control materials from paved areas immediately after application.

iii) Schedule: Apply pre and post-emergent herbicides at the below-listed schedules according to the rate specified on product labels:

(a) February(One application if full rate is applied, if a full application is not applied a secondary application will be required in 60 days.)

- (i) Pre-emergent herbicide
- (ii) Broadleaf post-emergent herbicide

(b) Documentation: Submit all labels for pesticides to the College for approval before application.

iv) Use Integrated Pest Management (IPM) to control diseases, insects, worms, weeds and other pest. Scout for disease on all plant material including turf, trees, shrubbery, and ground covers and apply pesticides as needed to control diseases each time work is performed. This includes all diseases that affect the plant material or may be hazardous to the general public. The college is focused on the outcome – healthy turf. The awarded vendor will provide necessary treatments to maintain healthy turf as part of the contract.

v) Spray and kill vegetation occurring within the asphalt and concrete cracks, walks, and medians as well as median tips, dividers, expansion joints, curbs, and gutters; around rip-rap areas, signposts, guy wires, fire hydrants, guardrails, fence lines, or other such areas which cannot be properly maintained otherwise. SPRAY BANDS ARE NOT PERMITTED AROUND MULCHED AREAS.

vi) Use pre-emergent and post-emergent herbicides, hand weeding, and mulch to keep the open ground between plants and in-ground cover areas weed-free. Leaching chemicals into turf areas is not acceptable.

vii) Ensure all chemical applications conform to NCDCA pesticide laws and applicable federal laws. All chemicals and pesticides proposed for use require prior approval by the College Project Manager. Pesticide license are required for the application.

viii) Control all weeds and vines on trees, shrubbery, or perennials upon detection.

(a) Pre-emergent Herbicide Application:

- (i) Apply pre-emergent herbicides according to label rates, to all landscape areas, mulched areas, and natural areas as needed to control all weed and vine growth.

(b) Post-emergent Herbicide Applications:

- (i) Apply post-emergent herbicides according to label rates, weekly or as needed to keep landscape areas weed-free.

ix) Fire Ant Control-The vendor will be responsible for controlling fire-ants and other pest to keep the campus as safe as possible for all students and staff.

E. Shrub, Mulch Beds, and Trees

i) Within the first two (2) months, the vendor will be required to furnish longleaf pine straw in all current mulch areas, mulch beds, and around all tree bases that are not located in a natural area. The beds around the James Petty Amphitheater must be refreshed before graduation each year (early May). The pine straw must be free of contaminants, such as sticks, pinecones, trash, and other vegetation that would cause an unsightly appearance to the area.

ii) The pine straw in beds will be refreshed in all beds annually in the Spring (March – April). (a) Vendor will provide documentation of the number of bales placed.

iii) All beds will be checked for weeds and diseases in each mowing cycle. The vendor will remove or treat weeds and diseases using an appropriate method in each mowing cycle.

iv) If chemicals or herbicides are needed, the vendor shall use these products by label directions and the manufacturer's recommended handling methods. All chemicals and herbicides shall be handled with all applicable regulations.

v) Any major changes, reshaping or additions to beds will be contracted separately using the policies and procedures stated in the CCC Purchasing Manual.

vi) Formal hedges and topiary shall be trimmed twice a year (once in Fall September – October, once in the Spring April – May) to maintain a uniform height and width. Documentation shall be required to be reported to the Maintenance team each time this service is completed.

vii) Ornamental Tree and Shrub Trimming

(a) All ornamental trees and shrubbery shall be trimmed once a year between November 15th and February 28th. Large and mature ornamental tree pruning will be up to 12' for the ground level.

(b) All cut limbs, and debris must be collected and transported off-campus.

(c) Documentation shall be required to be reported to the Maintenance team each time this service is completed.

(d) Reduction pruning of trees is outside of the scope of work.

I. LeGrand Center Fountain, Fieldhouse Flowerbeds, and Large Flowerpots Around Campus.

i) In addition to trimming shrubs and weeding, change seasonal flowers, prune annuals and refresh mulch in the fountain located at the lower entrance of the LeGrand Center, the flower bed in front of the fieldhouse and large flower pots at the ATC fountain, the Bailey Center 2nd floor entrance and soon to be at the parking gate at the main staff and faculty parking lot. This must be performed at a minimum twice a year. Once in the fall and once in the spring, but all areas must always look healthy, well-kept, and free of weeds.

J. Sports Complex – Fieldhouse, Baseball and Softball Field

i) Vendor will maintain all athletic areas outside of baseball and softball field fences.

ii) Vendor will plant and maintain seasonal flowers at athletic complex entrance near Yeti statue.

5.2 ADDITIONAL SERVICES – OPTIONAL SERVICES

This section is for optional services and will only be contracted by documented request from the Director of Facilities only. The pricing will not be considered in the Bid Evaluation

A. Emergency Response

The College may request additional services on an as-needed basis including storm debris and tree removal and cleanup. This will not be allowed in designated areas of minor debris disposal.

In the event of an emergency, the vendor shall provide a crew and any necessary equipment within 4 hours after the request is made. The vendor shall submit an hourly rate to provide the emergency crew, which includes labor and equipment. In the event of a major catastrophe, hurricane, ice storm, etc., the College may request additional crew to assist in the cleanup at the agreed upon prior rate.

B. Snow and Ice Removal

The vendor will coordinate with the Director of Facilities before any de-icing or snow/ice removal. This service will include, removing snow and /or ice from all parking lots, walks, steps, patios, and courtyard areas after snow/ice accumulation. The vendor will use only environmentally safe de-icing materials. Rock salt is not an approved material. Certain material and equipment may not be allowed in certain situations where damage to pavement or pavers may be a problem. Do not use heavy equipment in brick paver areas. Use the Colleges’ existing inventory of de-icing materials first before procuring additional materials. The vendor will be for applying de-icing materials to all walks, steps, patios, and courtyard areas before eminent storms and after scraping if necessary. Equipment and materials must be available to perform such tasks expediently. Snow and ice removal equipment shall include but is not limited to shovels, tractor blows, loaders, dump trucks, snow blowers, etc. This service will be initiated and under the supervision of the Director of Facilities and must be done immediately to allow for the college to re-open as soon as possible.

C. Over-Seeding

The vendor will provide a quote(price) for annual overseeding for turf areas. The seed must be turf-type tall fescue to be applied at the rate of 6lbs. per 1000 square feet. Seed and weed-free straw must be applied to bare areas 2 sq. feet and larger. This process should coincide with turf renovations and fertilizations. Seed labels must be submitted to the College before applying for approval.

6.0 CONTRACT ADMINISTRATION

All Contract Administration requirements are conditioned on an award resulting from this solicitation. This information is provided for the Vendor’s planning purposes.

6.1 CONTRACT MANAGER AND CUSTOMER SERVICE

The Vendor shall be required to designate and make available to the State a contract manager. The contract manager shall be the State’s point of contact for Contract related issues and issues concerning performance, progress review, scheduling, and service.

Contract Manager Point of Contact	
Name:	
Office Phone #:	
Mobile Phone #:	
Email:	

The Vendor shall be required to designate and make available to the State for customer service. The customer service point of contact shall be the State’s point of contact for customer service-related issues .

Customer Service Point of Contact	
Name:	
Office Phone #:	
Mobile Phone #:	
Email:	

6.2 POST AWARD PROJECT REVIEW MEETINGS

The Vendor, at the request of the State, shall be required to meet quarterly with the State for Project Review meetings. The purpose of these meetings will be to review project progress reports, discuss Vendor and State performance, address outstanding issues, review problem resolution, provide direction, evaluate continuous improvement and cost saving ideas, and discuss any other pertinent topics.

6.3 CONTINUOUS IMPROVEMENT

The State encourages the Vendor to identify opportunities to reduce the total cost the State. A continuous improvement effort consists of various ways to enhance business efficiencies as performance progresses.

6.4 MONTHLY STATUS REPORTS

The Vendor shall be required to provide Management Reports to the designated Contract Lead on a monthly basis. This report shall include, at a minimum, information concerning the work accomplished during the monthly reporting period; work to be accomplished during the subsequent reporting period; problems, real or anticipated, and notification of any significant deviation from previously agreed upon work plans and schedules. These reports shall be well organized and easy to read. The Vendor shall submit these reports electronically or manually using the format required by the Purchasing Agency. The Vendor shall submit the reports with the monthly invoice.

Within 30 business days of the award of the Contract the Vendor shall submit a final work plan and a sample report, both to the designated Contract Lead for approval.

6.5 ACCEPTANCE OF WORK

Performance of the work shall be conducted and completed at least in accordance with the Contract requirements and recognized and customarily accepted industry practices. Performance shall be considered complete when the Services or Goods are approved as acceptable by the Contract Manager which will be listed on the Monthly Status Report as specified in section 6.4.

Vendor work shall be deemed accepted upon approval of the monthly status report by the Director of Facilities. Once approved, the corresponding invoice may be processed.

The State shall have the obligation to notify Vendor, in writing ten (10) calendar days following completion of such work or delivery of a deliverable described in the Contract that it is not acceptable. The notice shall specify in reasonable detail the reason(s) it is unacceptable. Acceptance by the State shall not be unreasonably withheld; but may be conditioned or delayed as required for reasonable review, evaluation, installation, or testing, as applicable to the work or deliverable. Final acceptance is expressly conditioned upon completion of all applicable assessment procedures. Should the work or deliverables fail to meet any specifications, acceptance criteria or otherwise fail to conform to the Contract, the State may exercise any and all rights hereunder, including, for Goods deliverables, such rights provided by the Uniform Commercial Code, as adopted in North Carolina.

6.6 TRANSITION ASSISTANCE

If a Contract results from this solicitation, and the Contract is not renewed at the end of the last active term, or is canceled prior to its expiration, for any reason, Vendor shall provide transition assistance to the State, at the option of the State, for up to six months to allow for the expired or canceled portion of the Services to continue without interruption or adverse effect, and to facilitate the orderly transfer of such Services to the State or its designees. If the State exercises this option, the Parties agree that such transition assistance shall be governed by the terms and conditions of the Contract (notwithstanding this expiration or cancellation), except for those Contract terms or conditions that do not reasonably apply to such transition assistance. The State shall agree to pay Vendor for any resources utilized in performing such transition assistance at the most current rates provided by the Contract for performance of the Services or other resources utilized.

6.7 DISPUTE RESOLUTION

During the performance of the Contract, the parties agree that it is in their mutual interest to resolve disputes informally. Any claims by the Vendor shall be submitted in writing to the State's Contract Manager for resolution. Any claims by the State shall be submitted in writing to the Vendor's Project Manager for resolution. The Parties shall agree to negotiate in good faith and use all reasonable efforts to resolve such dispute(s).

During the time the Parties are attempting to resolve any dispute, each shall proceed diligently to perform their respective duties and responsibilities under this Contract. The Parties will agree on a reasonable amount of time to resolve a dispute. If a dispute cannot be resolved between the Parties within the agreed upon period, either Party may elect to exercise any other remedies available under the Contract, or at law. This provision, when agreed in the Contract, shall not constitute an agreement by either party to mediate or arbitrate any dispute.

6.8 CONTRACT CHANGES

Contract changes, if any, over the life of the Contract shall be implemented by contract amendments agreed to in writing by the State and Vendor. Amendments to the contract can only be made through the contract administrator.

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7.0 ATTACHMENTS

****IMPORTANT NOTICE****

RETURN THE REQUIRED ATTACHMENTS WITH YOUR RESPONSE
FOLLOW THE LINKS TO ACCESS EACH ATTACHMENT

ATTACHMENT A: PRICING

Complete and return the Pricing associated with this IFB, which can be found in the table below:

FURNISH AND DELIVER:

The Vendor agrees that, if this proposal is accepted, they will enter into a contract with Cleveland Community College (CCC) to provide all materials, equipment, and labor required to complete the work described in Section 5.1 of this solicitation. The work will be performed in full compliance with all plans, specifications, and contract documents, and to the complete satisfaction of CCC, for the total sum of:

Landscape Services

Service Year	Monthly Cost	Yearly Cost
Year 1		
Year 2		
Year 3		
Optional Year 4		
Optional Year 5		

Total Contract Price

\$ _____

Optional Services 5.2

A. Emergency Response	Cost Per Hour
3-Man Crew	
Equipment and Tools	

B. Snow Removal	Cost Per Hour
3-Man Crew	
Equipment and Tools	

C. Over Seeding and Core Aerator	Cost Per Hour
3-Man Crew	
Equipment	
Turf Type Fescue seed full sun blend	Cost Per Pound
Turf Type Fescue seed shade blend	Cost Per Pound

ATTACHMENT B: INSTRUCTIONS TO VENDORS

The Instructions to Vendors, which are incorporated herein by this reference, may be found here:

<https://www.doa.nc.gov/pandc/north-carolina-instructions-vendors-1-2025/open>

ATTACHMENT C: NORTH CAROLINA GENERAL TERMS & CONDITIONS

The North Carolina General Terms and Conditions, which are incorporated herein by this reference, may be found here:

<https://www.doa.nc.gov/north-carolina-general-terms-and-conditions-5-2025/open>

ATTACHMENT D: HUB SUPPLEMENTAL VENDOR INFORMATION

Complete and return the Historically Underutilized Businesses (HUB) Vendor Information form, which can be found at the following link:

<https://www.doa.nc.gov/pandc/onlineforms/form-hub-supplemental-vendor-information-9-2021/download>

ATTACHMENT E: CUSTOMER REFERENCE FORM

Complete and return the Customer Reference Form, which can be found at the following link:

<https://ncadmin.nc.gov/media/15503/open>

ATTACHMENT F: CERTIFICATION OF FINANCIAL CONDITION

Complete, sign, and return the Certification of Financial Condition, which can be found at the following link:

<https://www.doa.nc.gov/pandc/onlineforms/form-certification-financial-condition-09-2021/download>

***** Failure to Return the Required Attachments May Eliminate
Your Response from Further Consideration *****