

# Power Washing and Parking Structure Deep Cleaning RFP

## Special Provisions

**SPECIFICATIONS** – All materials supplied shall be guaranteed as specified. All work shall be completed according to standard practices. To ensure environmental “Zero Discharge” compliance, all wastewater must be reclaimed. Discharging untreated wash water is a misdemeanor offense. A complete description of your company’s water treatment procedures should be included with your bid.

**DESCRIPTION** – Under the terms of this agreement the work shall consist of labor and materials to power wash sidewalks and Downtown Parking Structures in Santa Monica as well as provide routine deep cleaning in the structures. Power washing should remove beverage stains, gum, fluids, and other stains in general, and disposal of any waste water and litter resulting from the cleaning process. Deep cleaning is defined as scrubbing/sweeping and degreasing of the parking structure vehicle lanes and stalls. This work must remove stains, fluids, oil build up, and disposal of any waste water.

Vendors must give unit cost estimates for all parking structure deep cleaning and power washing in the two zones located in Downtown Santa Monica as well as the Downtown Parking Structures (PS#1 – 6) and Structures #9 and #10. These locations are explained below and a site map is included in this RFP. The Bayside District Corporation has stated an initial frequency of the work (see Scope of Services) but reserves the right to adjust this schedule using the selected vendor’s unit costs.

**USE OF CHEMICALS** – Provide a list of all chemicals and cleaning agents you plan on using for maintenance as well as a detailed description of your deep cleaning methods, pressure washing system and their respective processes. The list of chemicals and cleaning agents must be approved by the City of Santa Monica Office of Sustainability and Environment.

**TIME LIMIT** – The Contractor must be prepared to begin work on June 15, 2009. All work must be done between the hours of 11:00 p.m. and 7:00 a.m., Sunday through Thursday. Contractor is responsible for acquiring all necessary City of Santa Monica After-Hours Work permits. No work will be permitted between the hours of 7:00 am and 11:00 pm, or Friday evenings, or at any time on Saturdays.

**BEST BIDDER** – The award, if any, will be made to the best bidder(s). In evaluating whether a bidder(s) is (are) the best bidder(s), Bayside staff may utilize some or all of the following criteria:

- (a) Price.
- (b) The quality of the material or services offered.
- (c) The ability, capacity and skill of the bidder(s) to provide the materials and services.
- (d) The capacity of the bidder to perform the contract or provide the service promptly, within the time specified, and without delay or interference.
- (e) The character, integrity, reputation, judgment, training, experience and efficiency of the bidder.
- (f) The ability of the bidder to provide such future maintenance or service as may be needed.
- (g) Any other factor which will further the intent of the Bayside District Corporation in achieving its mandate to manage and operate Downtown Santa Monica.

The Bayside District Corporation shall have absolute discretion in determining the applicability and weight or relative weight of some or all of the criteria listed above and is not required to select the lowest monetary bidder.

### **BUSINESS LICENSE & INSURANCE REQUIREMENTS**

Successful bidder will be required to have a Santa Monica Business License, and to provide and maintain proof of insurance in the amount of \$1,000,000 as follows:

- (A) Comprehensive General Liability
- (B) Comprehensive Auto Liability
- (C) Worker's Compensation Liability
- (D) California State Contractor's License
- (E) Santa Monica Business License

**All insurance documents submitted must list the City of Santa Monica and the Bayside District Corporation as "additional insured" if awarded bid.**

A CITY OF SANTA MONICA BUSINESS LICENSE IS REQUIRED. PLEASE CALL (310) 458-8745 FOR FURTHER INFORMATION.

CAN COMPLY \_\_\_\_\_

CANNOT COMPLY \_\_\_\_\_

**SCOPE OF SERVICES BY LOCATION:**

**Zone 1: Third Street Promenade (see map)**

Power wash the street and sidewalks, from Western property line to Eastern property line. Also, power wash dinosaur fountain concrete, including inside the fountain pools (Bayside District Corp will ensure these fountains are drained prior to power washing). 100% gum and stain removal is mandatory. This work must be completed once per month per a schedule set by the Bayside District Corp.

**Zone 1 Alleys: 2<sup>nd</sup> and 3<sup>rd</sup> Ct. Alleys (see map)**

Power wash alley from property line to property line. 100% gum and stain removal is mandatory. This work must be completed once every two months per a schedule set by the Bayside District Corp.

**Zone 2: Second and Fourth Streets, Ocean Avenue, and all intersection side streets within the boundary (see map)**

Power wash sidewalks from curb to property line. 100% gum and stain removal is mandatory. This work must be completed once every two months per a schedule set by the Bayside District Corp.

**Zone 2 Alleys: 1<sup>st</sup> Ct and 4<sup>th</sup> Ct. Alleys within the boundary (see map)**

Power wash alley from property line to property line. 100% gum and stain removal is mandatory. This work must be completed once every two months per a schedule set by the Bayside District Corp.

**Parking Structures #1 - #6, #9 and #10, located on Second and Fourth Streets, between Wilshire and Broadway in Downtown Santa Monica and on Wilshire Blvd (see map), respectively**

Power wash surface areas in 8 Downtown parking structures. This includes all vehicle lanes, parking spaces, stairwells, and landing areas. This does not include the lobby and restroom areas. 100% gum and stain removal is mandatory. This work must be completed twice per year per a schedule set by

the Bayside District Corp.

**Deep Cleaning Parking Structures #1 - #6, #9 and #10, located on Second and Fourth Streets, between Wilshire and Broadway in Downtown Santa Monica and on Wilshire Blvd (see map), respectively**

Provide regular scrubbing/sweeping and degreasing services in vehicle lanes and stalls. 100% oil, soot, and dust is mandatory. This work must be completed in every parking structure once every eight weeks.

**BAYSIDE DISTRICT CORPORATION**

TO: POWER WASH DESIGNATED STREETS, SIDEWALKS, AND ALLEYS IN DOWNTOWN SANTA MONICA

The undersigned declares that he/she has carefully examined the specifications and hereby proposes to furnish all materials required in accordance with said specifications.

(Each bidder shall bid each zone, alley designation, and parking structure separately. Each bid is for one cleaning – for example, Promenade pressure washing is to occur once per month so submit your bid for the cost for one month of this cleaning.)

<b>Location</b>	<b>Unit Cost Per Location</b>
Zone 1 (Promenade only)	\$
Zone 1 Alleys, from Wilshire to Broadway	\$
Zone 2 Sidewalks	\$
Zone 2 Alleys	\$
Zone 2 Alleys	\$
Parking Structure #1 (5 levels)	\$
Parking Structure #2 (9 levels)	\$
Parking Structure #3 (5 levels)	\$
Parking Structure #4 (9 levels)	\$
Parking Structure #5 (9 levels)	\$
Parking Structure #6 (5 levels)	\$
Parking Structure #9 (3 levels)	\$
Parking Structure #10 (2 levels)	\$
Parking Structure #1 Sweeper/Scrubber and Degreasing(5 levels)	\$
Parking Structure #2 Sweeper/Scrubber and Degreasing (9 levels)	\$
Parking Structure #3 Sweeper/Scrubber and Degreasing (5 levels)	\$
Parking Structure #4 Sweeper/Scrubber and Degreasing (9 levels)	\$
Parking Structure #5 Sweeper/Scrubber and Degreasing (9 levels)	\$
Parking Structure #6 Sweeper/Scrubber and Degreasing (5 levels)	\$
Parking Structure #9 Sweeper/Scrubber and Degreasing (3 levels)	\$
Parking Structure #10 Sweeper/Scrubber and Degreasing (2 levels)	\$

Company Name: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Only written proposals will be considered. Any materials submitted will become part of the proposal and may be incorporated into any subsequent contract(s) between the BDC and the selected vendor. One electronic copy and eight hard copy of the complete proposal must be received by 4:00 p.m. on Friday, May 8, 2009. The proposals should be addressed to:

Bayside District Corporation  
Attn: Andrew Thomas – Operations Manager  
1351 Third Street  
Suite 201  
Santa Monica, CA 90401  
PH: (310) 393-8355  
FAX: (310) 458-3921  
Email: [athomas@baysidedistrict.org](mailto:athomas@baysidedistrict.org)

If you have questions, please submit them in writing to Andrew Thomas as directed above.

