

# **PRESSURE WASHING/WINDOW WASHING SERVICES**

## **SCOPE OF SERVICES**

### **1. GENERAL WORK REQUIREMENTS**

The Contractor shall perform all work in accordance with the manufacturer's recommended cleaning procedures for the specific surface being washed, applicable codes, local ordinances, and requirements of Lake County.

The Contractor shall provide all required licenses, permits, labor, and materials to provide a 100% completed project.

### **2. PURPOSE**

The purpose of this solicitation is to select one vendor to perform the specific pressure washing and window cleaning tasks.

### **3. DESCRIPTION OF WORK**

The range of pressure washing shall consist of horizontal and vertical washing, and shall include, but not be limited to, walls, doors, windows, soffits, fascia, awnings, gutters, trim, etc. Pressure washing shall remove all foreign material to include, but not be limited to, bugs, bug dropping, spider webs, mold, mildew, oil, grease, adhesives, sand, and dirt. **Gutters shall be cleaned out during pressure washing operations to ensure free flow from the top to bottom and windows shall be squeegeed dry to leave a clear streak free finish. Sidewalks, within 10' of the building, and entrance pads shall also be cleaned. Walls, fences, gates, signage, markers, stairs, railings, etc. that are part of the facility site shall be included in the work for that site.** Note: Pressure washing of the interior of the parking garage shall include washing all concrete floors and removing grease and oil using appropriate environmentally friendly cleaners.

When specifically requested, window cleaning shall include a thorough cleaning of all windows and shall remove all foreign material to include, but not be limited to, bugs, bug dropping, spider webs, mold, mildew, oil, grease, adhesives, sand, and dirt. Windows shall have a streak free clear finish. Windows shall be hand washed and hand dried.

Surface materials generally shall include, but shall not be limited to, concrete, masonry, brick, wood, metal, glass, aluminum, and exterior insulation finishing systems (EIFS).

Vendors shall have technical knowledge to support correct application of pressure and any chemicals used in the pressure washing and window cleaning processes.

Vendors will provide all apparatus for safe operation at heights. This will include, but not be limited to, ladders, scaffolds, man-lifts, rigging, anchor freestanding counterweight system, ropes, chairs, harness's, squeegees, etc.

Brush cleaning and low pressure cleaning shall be for roofs and other areas when necessary.

Care shall be taken to ensure that there is no damage to the interior and/or exterior of the building. The Contractor assumes all liability for damage to the building and shall immediately notify the County's Project Manager should damage occur.

The Contractor shall adequately protect all elevators, electrical equipment, fire protection equipment, lightning protection systems etc. from damage by securely covering/water proofing during pressure

washing activities. Areas around these devices shall be cleaned by hand. The Contractor shall be responsible for all charges by required Contractors to repair the equipment, systems, components listed and shall be assessed a minimum of \$50.00 per event to cover costs incurred by Lake County. These fees shall be deducted from the Contractor's final invoice.

#### **4. CHEMICALS**

All chemicals used for the performance of this contract shall be approved "Green Seal" labeled or equivalent equal. Chemicals used shall be environmentally safe and non-toxic. **A list of chemicals with their MSDS's to be used shall be provided with the bid.**

All chemical containers and residual contained chemicals will be the responsibility of the awarded Contractor. No chemicals of any type shall be disposed of at or on County property.

The County water source at each facility may be utilized. If the Contractor feels that the water source is inadequate or will jeopardize the quality of their work the Contractor shall at their own expense provide filtering of the water or shall supply the water needed.

#### **5. QUANTITIES/PRICING**

No guarantee is expressed or implied as to quantities or dollar amounts that will be used during the contract period. In no event shall Lake County be liable for payments in excess of the amount due for quantities of goods or services actually ordered. The pricing section includes a **"Trip Charge"**. This trip charge shall only be used for projects or groups of projects, scheduled at the same time, that have a total cost of less than \$150.00. Location of the groups of projects does not constitute justification for the trip charge. **Quantities ordered shall not exceed \$25,000. per fiscal year.**

The pricing sheet has several locations that are shaded. These locations have historically been the most frequently pressure washed facilities. They may be given priority in the determination of the Contractor to be awarded the contract.