

**Appendix A- Owner's Criteria and Narrative Scope of Work
Pressure Washing Services**

1. PURPOSE

The DeKalb County School District (DCSD) is seeking bids from qualified vendors for pressure washing services at various schools and facilities across the District. Vendors must provide all equipment, labor and materials necessary to complete the project as per the specifications.

2. GENERAL OVERVIEW/SCOPE OF WORK

- A. The range of pressure washing shall consist of horizontal and vertical washing, and shall include, but not be limited to, sidewalks, curbs, walls, doors, windows, soffits, fascia, awnings, gutters, trim, etc.
- B. Surface materials generally shall include, but shall not be limited to, concrete, masonry, brick, wood, metal, glass, aluminum, and exterior insulation finishing systems (EIFS).
- C. Pressure washing shall result in the removal of all foreign material to include, but not be limited to, mold, mildew, oil, grease, adhesives, gum, bird droppings, sand, and dirt.
- D. 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.
- E. Sidewalks, within ten feet (10') of the building, and entrance pads shall also be cleaned.
- F. Vendors shall have technical knowledge to support correct application of pressure and any chemicals used in the pressure washing and window cleaning processes.
- G. 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 systems, ropes, chairs, harness's, squeegees, etc.
- H. Brush cleaning and low pressure cleaning shall be used if necessary to avoid damage to particular building exteriors.
- I. 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.
- J. A representative of the DCSD Operations Department shall inspect the work quality, completeness, timeliness and cleanup. They shall approve all invoices before payment is made indicating satisfactory completion of work.
- K. Work done shall meet all required state, local and municipal applicable codes.

3. CHEMICALS

- A. All chemicals used for the performance of this contract shall be "Green Seal" labeled or equivalent equal.
- B. Chemicals used shall be environmentally safe (biodegradable) and non-toxic. A list of chemicals to be used shall be provided with the bid.
- C. Ensure that any regulated contaminants including heavy metals, oils or greases are disposed of properly. Product used must not be harmful to stadium grass.
- D. All chemical containers and residual contained chemicals will be the responsibility of the awarded vendor. No chemicals of any type shall be disposed of at or on District property.
- E. The water source at each facility may be utilized. Contractor should also have a portable water tank.

- F. Do not allow any runoff or disposal via the storm water system. Cover or curb work areas to collect all non-regulated wastewaters for disposal via the sanitary sewage system.
- G. All pressure washing will be performed on weekends, school holidays, spring and/or summer breaks.
- H. Appropriate personal safety equipment is required at all times when pressure washing on DCSD property.

4. CLEAN-UP

All materials and debris shall be removed from the premises at the end of each workday, and disposed of in an appropriate manner. Upon final completion, the awarded Bidder shall thoroughly clean up all work areas utilized during service which will be mutually agreed upon with the Facilities Manager.

5. COMPLIANCE & REGULATIONS

Accident Prevention and Barricades: Precautions shall be exercised at all times for the protection of persons and property. All Bidders performing services under this contract shall conform to all relevant OSHA, State, and County regulations during the course of such effort. Any fines levied by the above mentioned authorities for failure to comply with these requirements shall be born solely by the responsible successful Bidder. Barricades shall be provided by the successful Bidder when work is performed in areas traversed by persons, or when deemed necessary by the Facilities Manager.

6. INSPECTIONS

The awarded Bidder is responsible for all supervision of their employees and for establishing a quality control program that will ensure that all work is completed according to the specifications before work that is submitted to the Facilities Manager. Any delays, rejected work that results from the Bidder submitting work that is any way incomplete or unsatisfactory are the sole responsibility of the Bidder.

The Facilities Manager shall perform inspections to insure that the work has been completed conforming to the requirements specified in this Solicitation.

A. Inspections to include, but not limited to:

1. The awarded Bidder shall notify the Facilities Manager in writing no later than the end of close of business day the completion of all required spaces. This information shall be submitted immediately to the Facilities Manager for review.
2. The Facilities Manager or designated employee intends to inspect at random, spaces that have pressure washed and reported complete by the Bidder the same day of completion.
3. The Facilities Manager shall meet with the awarded Bidder at a mutually agreed upon time to review the inspection of spaces reported as complete if necessary.

B. Deficiencies:

1. If determined by the Facilities Manager, upon notification, the awarded Bidder's representative shall visit each site where pressure washing has been performed with Facilities Manager, discuss any form of corrective action(s).
2. The awarded Bidder shall correct the deficiencies within two (2) business days after such deficiencies are reported. The awarded Bidder shall bear all cost of correcting any such deficiencies.
3. The awarded Bidder shall notify the Facilities Manager in writing no later than the end of the business day after the deficiencies have been corrected. The awarded bidder shall re-submit the pressure washed site for inspection.

7. **SERVICE HOURS**

Awarded contractor shall provide service Monday through Friday between the hours of 8:00 a.m. and 5:00 p.m. at the contracted regular hourly rate.