

**AGREEMENT FOR  
PRESSURE WASHING SERVICES FOR LEE COUNTY**

**THIS AGREEMENT** ("Agreement") is made and entered into by both parties, by and between Lee County, a political subdivision of the State of Florida, hereinafter referred to as the "County" and Roof Painting by Hartzell, Inc., a Florida corporation, whose address is 2301 NW 33 Court, Suite 112, Pompano Beach, FL 33069, and whose federal tax identification number is 59-1144111, hereinafter referred to as "Vendor."

**WITNESSETH**

**WHEREAS**, the County intends to purchase pressure washing services from the Vendor in connection with "Pressure Washing Services for Lee County" (the "Purchase"); and,

**WHEREAS**, the County issued Solicitation No. B170113DKR on October 27, 2017; and,

**WHEREAS**, the County evaluated the responses received and found the Vendor qualified to provide the necessary pressure washing services; and,

**WHEREAS**, the County posted a Notice of Intended Decision on June 26, 2018; and,

**WHEREAS**, the Vendor has reviewed the products and services to be supplied pursuant to this Agreement and is qualified, willing and able to provide all such products and services in accordance with its terms.

**NOW, THEREFORE**, the County and the Vendor, in consideration of the mutual covenants contained herein, do agree as follows:

**I. PRODUCTS AND SERVICES**

The Vendor agrees to diligently provide all products and services for the Purchase in accordance with the project Scope of Services made part of this Agreement as Exhibit A, attached hereto and incorporated herein. Vendor shall comply strictly with all of the terms and conditions of Solicitation No. B170113DKR, as modified by its addenda, copies of which are on file with the County's Department of Procurement Management and are deemed incorporated into this Agreement.

**II. TERM AND DELIVERY**

- A. This Agreement shall commence immediately upon the effective date and shall continue through a period of one (1) year with the option of three (3) additional one year renewals, subject to mutual written agreement.

The effective date shall be the date the Lee County Board of County Commissioners awarded the Solicitation to the Vendor.

- B. A purchase order must be issued by the County before commencement of any work or purchase of any goods related to this Agreement.

### **III. COMPENSATION AND PAYMENT**

- A. The County shall pay the Vendor in accordance with the terms and conditions of this Agreement for providing all products and services as set forth in Exhibit A, and further described in Exhibit B, Fee Schedule, attached hereto and incorporated herein. Said total amount to be all inclusive of costs necessary to provide all products and services as outlined in this Agreement, and as supported by the Vendor's submittal in response to Solicitation No. B170113DKR, a copy of which is on file with the County's Department of Procurement Management and is deemed incorporated into this Agreement.
- B. Notwithstanding the preceding, Vendor shall not make any deliveries or perform any work under this Agreement until receipt of a purchase order from the County. Vendor acknowledges and agrees that no minimum order or amount of product or work is guaranteed under this Agreement and County may elect to issue no purchase orders. If a purchase order is issued, the County reserves the right to amend, reduce, or cancel the purchase order in its sole discretion.
- C. All funds for payment by the County under this Agreement are subject to the availability of an annual appropriation for this purpose by the County. In the event of non-appropriation of funds by the County for the services provided under this Agreement, the County will terminate the contract, without termination charge or other liability, on the last day of the then current fiscal year or when the appropriation made for the then-current year for the services covered by this Agreement is spent, whichever event occurs first. If at any time funds are not appropriated for the continuance of this Agreement, cancellation shall be accepted by the Vendor on thirty (30) days' prior written notice, but failure to give such notice shall be of no effect and the County shall not be obligated under this Agreement beyond the date of termination.

### **IV. METHOD OF PAYMENT**

- A. The County shall pay the Vendor in accordance with the Local Government Prompt Payment Act, Section 218.70, Florida Statutes, upon receipt of the Vendor's invoice and written approval of same by the County indicating that the products and services have been provided in conformity with this Agreement.



- B. The Vendor shall submit an invoice for payment to the address indicated on the purchase order on a monthly basis for those specific products and services as described in Exhibit A (and the corresponding fees as described in Exhibit B that were provided during that invoicing period.
- C. For partial shipments or deliveries, progress payments shall be paid monthly in proportion to the percentage of products and services delivered on those specific line items as approved in writing by the County.

#### **V. ADDITIONAL PURCHASES**

- A. No changes to this Agreement or the performance contemplated hereunder shall be made unless the same are in writing and signed by both the Vendor and the County.
- B. If the County requires the Vendor to perform additional services or provide additional product(s) related to this Agreement, then the Vendor shall be entitled to additional compensation based on the Fee Schedule as amended to the extent necessary to accommodate such additional work or product(s). The additional compensation shall be agreed upon before commencement of any additional services or provision of additional product(s) and shall be incorporated into this Agreement by written amendment. The County shall not pay for any additional service, work performed or product provided before a written amendment to this Agreement.

Notwithstanding the preceding, in the event additional services are required as a result of error, omission or negligence of the Vendor, the Vendor shall not be entitled to additional compensation.

#### **VI. LIABILITY OF VENDOR**

- A. The Vendor shall save, defend, indemnify and hold harmless the County from and against any and all claims, actions, damages, fees, fines, penalties, defense costs, suits or liabilities which may arise out of any act, neglect, error, omission or default of the Vendor arising out of or in any way connected with the Vendor or subcontractor's performance or failure to perform under the terms of this Agreement.
- B. This section shall survive the termination or expiration of this Agreement.

#### **VII. VENDOR'S INSURANCE**

- A. Vendor shall procure and maintain insurance as specified in Exhibit C, Insurance Requirements, attached hereto and made a part of this Agreement.
- B. Vendor shall, on a primary basis and at its sole expense, maintain in full force and effect, at all times during the life of this Agreement, insurance

coverage (including endorsements) and limits as described in Exhibit C. These requirements, as well as the County's review or acceptance of insurance maintained by Vendor, are not intended to and shall not in any manner limit or qualify the liabilities or obligations assumed by Vendor under this Agreement. Insurance carriers providing coverage required herein must be licensed to conduct business in the State of Florida and must possess a current A.M. Best's Financial Strength Rating of B+ Class VII or better. No changes are to be made to these specifications without prior written specific approval by County Risk Management. To the extent multiple insurance coverages and/or County's self-insured retention may apply, any and all insurance coverage purchased by Vendor and its subcontractors identifying the County as an additional named insured shall be primary.

#### **VIII. RESPONSIBILITIES OF THE VENDOR**

- A. The Vendor shall be responsible for the quality and functionality of all products supplied and services performed by or at the behest of the Vendor under this Agreement. The Vendor shall, without additional compensation, correct any errors or deficiencies in its products, or if directed by County, supply a comparable replacement product or service.
- B. The Vendor warrants that it has not employed or retained any company or person (other than a bona fide employee working solely for the Vendor), to solicit or secure this Agreement and that it has not paid or agreed to pay any person, company, corporation, individual, or firm other than a bona fide employee working solely for the Vendor, any fee, commission, percentage, gift, or any other consideration, contingent upon or resulting from the award of this Agreement.
- C. The Vendor shall comply with all federal, state, and local laws, regulations and ordinances applicable to the work or payment for work thereof, and shall not discriminate on the grounds of race, color, religion, sex, or national origin in the performance of work under this Agreement.
- D. Vendor specifically acknowledges its obligations to comply with Section 119.0701, Florida Statutes, with regard to public records, and shall:
  - 1) keep and maintain public records that ordinarily and necessarily would be required by the County in order to perform the services required under this Agreement;
  - 2) upon request from the County, provide the County with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law;



- 3) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed, except as authorized by law; and
- 4) meet all requirements for retaining public records and transfer, at no cost to the County, all public records in possession of Vendor upon termination of this Agreement and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the County in a format that is compatible with the information technology system of the County.

**IF THE VENDOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE VENDOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THE CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 239-533-2221, 2115 SECOND STREET, FORT MYERS, FL 33901, [publicrecords@leegov.com](mailto:publicrecords@leegov.com); <http://www.leegov.com/publicrecords>.**

- E. The Vendor is, and shall be, in the performance of all work, services and activities under this Agreement, an independent contractor. Vendor is not an employee, agent or servant of the County and shall not represent itself as such. All persons engaged in any work or services performed pursuant to this Agreement shall at all times, and in all places, be subject to the Vendor's sole direction, supervision and control. The Vendor shall exercise control over the means and manner in which it and its employees perform the work, and in all respects the Vendor's relationship and the relationship of its employees to the County shall be that of an independent contractor and not as employees of the County. The Vendor shall be solely responsible for providing benefits and insurance to its employees.

#### **IX. OWNERSHIP OF PRODUCTS**

It is understood and agreed that all products provided under this Agreement shall become the property of the County upon acceptance by the County.

#### **X. TIMELY DELIVERY OF PRODUCTS AND PERFORMANCE OF SERVICES**

- A. The Vendor shall ensure that all of its staff, contractors and suppliers involved in the production or delivery of the products are fully qualified and capable to perform their assigned tasks.
- B. The personnel assigned by the Vendor to perform the services pursuant to this Agreement shall comply with the terms set forth in this Agreement.

- C. The Vendor specifically agrees that all products shall be delivered within the time limits as set forth in this Agreement, subject only to delays caused by force majeure, or as otherwise defined herein. "Force majeure" shall be deemed to be any unforeseeable and unavoidable cause affecting the performance of this Agreement arising from or attributable to acts, events, omissions or accidents beyond the control of the parties.

#### **XI. COMPLIANCE WITH APPLICABLE LAW**

This Agreement shall be governed by the laws of the State of Florida. Vendor shall promptly comply with all applicable federal, state, county and municipal laws, ordinances, regulations, and rules relating to the services to be performed hereunder and in effect at the time of performance. Vendor shall conduct no activity or provide any service that is unlawful or offensive.

#### **XII. TERMINATION**

- A. The County shall have the right at any time upon fifteen (15) days' written notice to the Vendor to terminate this Agreement in whole or in part for any reason whatsoever. In the event of such termination, the County shall be responsible to Vendor only for fees and compensation earned by the Vendor, in accordance with Section III, prior to the effective date of said termination. In no event shall the County be responsible for lost profits of Vendor or any other elements of breach of contract.
- B. After receipt of a notice of termination, except as otherwise directed, the Vendor shall stop work on the date of receipt of the notice of termination or other date specified in the notice; place no further orders or subcontracts for materials, services, or facilities except as necessary for completion of such portion of the work not terminated; terminate all vendors and subcontracts; and settle all outstanding liabilities and claims.
- C. The County's rights under this Agreement shall survive the termination or expiration of this Agreement and are not waived by final payment or acceptance and are in addition to the Vendor's obligations under this Agreement.

#### **XIII. DISPUTE RESOLUTION**

- A. In the event of a dispute or claim arising out of this Agreement, the parties agree first to try in good faith to settle the dispute by direct discussion. If this is unsuccessful, the parties may enter into mediation in Lee County, Florida, with the parties sharing equally in the cost of such mediation.



- B. In the event mediation, if attempted, is unsuccessful in resolving a dispute, the parties may proceed to litigation as set forth below.
- C. Any dispute, action or proceeding arising out of or related to this Agreement will be exclusively commenced in the state courts of Lee County, Florida, or where proper subject matter jurisdiction exists, in the United States District Court for the Middle District of Florida. Each party irrevocably submits and waives any objections to the exclusive personal jurisdiction and venue of such courts, including any objection based on forum non conveniens.
- D. This Agreement and the rights and obligations of the parties shall be governed by the laws of the State of Florida without regard to its conflict of laws principles.
- E. Unless otherwise agreed in writing, the Vendor shall be required to continue all obligations under this Agreement during the pendency of a claim or dispute including, but not limited to, actual periods of mediation or judicial proceedings.

#### **XIV. MISCELLANEOUS**

- A. This Agreement constitutes the sole and complete understanding between the parties and supersedes all other contracts between them, whether oral or written, with respect to the subject matter. No amendment, change or addendum to this Agreement is enforceable unless agreed to in writing by both parties and incorporated into this Agreement.
- B. The provisions of this Agreement shall inure to the benefit of and be binding upon the respective successors and assignees of the parties hereto. A party to this Agreement shall not sell, transfer, assign, license, franchise, restructure, alter, or change its corporate structure or otherwise part with possession or mortgage, charge or encumber any right or obligation under this Agreement without the proposed assignee and/or party restructuring, altering or changing its corporate structure agreeing in writing with the non-assigning party to observe and perform the terms, conditions and restrictions on the part of the assigning party to this Agreement, whether express or implied, as if the proposed assignee and/or party restructuring, altering or changing its corporate structure was an original contracting party to this Agreement. Notwithstanding the foregoing provision, the Vendor may assign its rights if given written authorization by the County and claims for the money due or to become due to the Vendor from the County under this Agreement may be assigned to a financial institution or to a trustee in bankruptcy without such approval from the County. Notice of any such transfer or assignment due to bankruptcy shall be promptly given to the County.

- C. The exercise by either party of any rights or remedies provided herein shall not constitute a waiver of any other rights or remedies available under this Agreement or any applicable law.
- D. The failure of the County to enforce one or more of the provisions of the Agreement shall not be construed to be and shall not be a waiver of any such provision or provisions or of its right thereafter to enforce each and every such provision.
- E. The parties covenant and agree that each is duly authorized to enter into and perform this Agreement and those executing this Agreement have all requisite power and authority to bind the parties.
- F. Neither the County's review, approval or acceptance of, nor payment for, the products and services required under this Agreement shall be construed to operate as a waiver of any rights under this Agreement or of any cause of action arising out of the performance of this Agreement.
- G. If the Vendor is comprised of more than one legal entity, each entity shall be jointly and severally liable hereunder.
- H. Any notices of default or termination shall be sufficient if sent by the parties via United States certified mail, postage paid, or via a nationally recognized delivery service, to the addresses listed below:

Vendor's Representative:

Name: Edward F Holman

Title: President

Address: 2301 NW 33<sup>rd</sup> Ct,  
Ste 112  
Pompano Beach FL  
33069

Telephone: (954)658-0515

Facsimile: (954)957-9766

E-mail: [mgoodwin@myhartzell.com](mailto:mgoodwin@myhartzell.com)

County's Representatives:

Names:	<u>Roger Desjarlais</u>	<u>Mary Tucker</u>
Titles:	<u>County Manager</u>	<u>Director of</u> <u>Procurement</u> <u>Management</u>
Address:	<u>P.O. Box 398</u> <u>Fort Myers, FL 33902</u>	
Telephone:	<u>239-533-2221</u>	<u>239-533-8881</u>
Facsimile:	<u>239-485-2262</u>	<u>239-485-8383</u>
E-Mail:	<u><a href="mailto:rdesjarlais@leegov.com">rdesjarlais@leegov.com</a></u>	<u><a href="mailto:mtucker@leegov.com">mtucker@leegov.com</a></u>

- I. Any change in the County's or the Vendor's Representative will be promptly communicated by the party making the change.
- J. Paragraph headings are for the convenience of the parties and for reference purposes only and shall be given no legal effect.



K. In the event of conflicts or inconsistencies, the documents shall be given precedence in the following order:

1. Agreement
2. County's Purchase Order
3. Solicitation No. B170113DKR
4. Vendor's Submittal in Response to Solicitation No. B170113DKR

[The remainder of this page intentionally left blank.]

**IN WITNESS WHEREOF**, the parties have executed this Agreement as of the date last below written.

WITNESS:

Signed By: *Mike Goodwin*

Print Name: Mike Goodwin

**Roof Painting by Hartzell, Inc.**

Signed By: *Edward Hahn*

Print Name: Edward Hahn

Title: President

Date: 8/20/18

**LEE COUNTY**

BOARD OF COUNTY COMMISSIONERS  
OF LEE COUNTY, FLORIDA

BY: *[Signature]*

CHAIR

DATE: 9-24-18

ATTEST:

CLERK OF THE CIRCUIT COURT  
Linda Doggett, Clerk

BY: *Melissa Butler*

DEPUTY CLERK



APPROVED AS TO FORM FOR THE  
RELIANCE OF LEE COUNTY ONLY:

BY: *[Signature]*  
OFFICE OF THE COUNTY ATTORNEY



## **EXHIBIT A SCOPE OF SERVICES**

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### **SCOPE OF WORK AND SPECIFICATIONS**

#### **1.0 PURPOSE**

- 1.1 The purpose of this bid is to obtain pricing for pressure washing services for facilities throughout Lee County. This bid is in five (5) categories, Facilities, Tolls, Boardwalks and Nature Observation Areas, Buildings and Stadiums. All work performed under this bid will be on an as needed basis. Lee County makes no guarantee of work to be performed under this bid.
- 1.2 The awarded vendor per category is required to conform to all federal, state and local laws, codes, rules, regulations and requirements of Lee County.

#### **2.0 CATEGORY I FACILITIES**

##### **2.1 GENERAL PROVISIONS**

- 2.1.1 The range of pressure washing shall include but not limited to horizontal, vertical, roofs and overhangs (including skylights), walls doors, windows, soffits, fascia, awnings, gutters, trim, etc. Pressure washing shall remove all foreign materials to include, 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 ten feet (10') of the building, and entrance pads shall include washing all concrete floors and removing grease and oil using appropriate environmentally friendly cleaners.
- 2.1.2 Additional items may include boat/kayak ramps, docks, decks, railings, piers, buildings, sidewalks, restrooms, playgrounds, shelters, etc.
- 2.1.3 Contractors shall have the technical knowledge to support correct application of pressure and any chemicals used in the pressure washing and window cleaning processes.
- 2.1.4 Contractors will provide all apparatus for safe operation at heights. This will include, but not limited to, ladders scaffolds, man-lifts, rigging, anchor freestanding counterweight systems, ropes, chairs, harnesses, squeegees, etc.
- 2.1.5 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.
- 2.1.6 No discharges of wastewater to storm water systems, such as storm drains or ditches. No discharge of wastewater to streams or rivers.
- 2.1.7 Contractor shall take necessary precautions to prevent water and/or chemicals from damaging the roof and accessories. Any damage to existing utilities, equipment, finished surfaces resulting from the performance of this contract shall be repaired to the satisfaction of Lee County at the vendor's expense.
- 2.1.8 Brush cleaning and low pressure cleaning shall be used if necessary to avoid damage to particular building exteriors.
- 2.1.9 When specifically requested, window cleaning shall include a thorough cleaning of all windows and shall remove all foreign material to include, but not limited to, mold mildew, oil, grease, adhesives, sand, and

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dirt. Windows shall have a streak free clear finish. Windows shall be hand washed and hand dried using microfiber towels and squeegees. Windows shall only be cleaned on the exterior.

- 2.1.10 For buildings constructed with Insulated Concrete Forms (ICF) such as the Six Mile Cypress Interpretive Center, the water stream should be directed downward to avoid driving water up under the hardboard which covers ICF.

### **2.2 CHEMICALS**

- 2.2.1 All chemicals used for the performance of this contract shall be "Green Seal" labeled or equivalent. Chemicals used shall be environmentally safe and non toxic. A list of chemicals to be used shall be provided with this bid.
- 2.2.2 Use only biodegradable and non-toxic chemical products. Ensure that any regulated contaminants including heavy metals, oils or greases are disposed of properly. Do not allow any runoff or disposal via the storm water system. Product used must not be harmful to grass.
- 2.2.3 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.
- 2.2.4 Some areas require water to be trucked in, most have a water source that can be utilized.
- 2.2.5 The apparent successful proposer shall furnish MSDS/SDS sheets on all chemicals to be utilized under this request for proposal, within 10 days after the award of the bid.

### **2.3 BUSINESS HOURS OF OPERATION**

- 2.3.1 Hours of operation shall be specified based on individual project requirements. Timing of work is critical. Most work will be required to be completed after hours and/or on weekends. For facilities where public usage is high on weekends, weekend work may not be possible. At no point shall the Contractor's work interfere with the day to day operations of Lee County.

### **2.4 CLEAN UP**

- 2.4.1 All unusable 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 Contractor shall thoroughly clean up all areas where work has been involved as mutually agreed with the County's Project Manager.
- 2.4.2 The Contractor shall remove surplus material, equipment, and debris from the site and leave the site clean and neat.
- 2.4.3 All work must be cleaned up prior to the next business day.

### **2.5 LABOR, EQUIPMENT, & MATERIALS SHALL BE SUPPLIED BY THE CONTRACTOR**

- 2.5.1 Unless otherwise stated in this solicitation the Contractor shall furnish all labor, equipment, and materials necessary for satisfactory contract performance.



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### **2.6 FINAL REPAIR AND CLEAN-UP**

- 2.6.1 The Contractor shall repair any areas of the site damaged as a result of the work at his own expense.
- 2.6.2 Like kind and quality of materials shall be used. All repairs shall be deemed acceptable only when they approved by the County's Project Manager.
- 2.6.3 All work shall be completed using the least invasive methods as possible.
- 2.6.4 At no time shall the specified work interfere with the regular operating hours of Lee County.
- 2.6.5 The Contractor must have ample cleaning supplies and equipment. At no time shall the Contractor use County cleaning supplies or equipment.

### **2.7 PROTECTION OF PROPERTY**

- 2.7.1 All existing structures, utilities, services, roads, trees, shrubbery, and property both public and in which the County has an interest shall be protected against damage or interrupted services at all times by the vendor during the term of this contract; and the vendor shall be held responsible for repairing or replacing property to the satisfaction of the County which is damaged by reason of the vendor's operation on the property. In the event the vendor fails to comply with these requirements, the County reserves the right to secure the required services and charge the costs of such services back to the vendor.

### **2.8 SUPERVISION**

- 2.8.1 The Contractor shall provide necessary supervision while working on County projects. The Contractor's supervisor shall be literate and be able and to communicate fully in the English language, because of the necessity to read product labels, job instructions, and signs, as well as the need for conversing with management personnel. The Contractor's supervisor shall also be capable of communicating fully with all of their employees in the event they do not speak English. The County's Project Manager will be the sole judge of the communication level. The supervisor shall have a cell phone in good working order provided at the Contractor's expense. This cell phone number shall be provided to the County's Project Manager.

### **2.9 STAFF**

- 2.9.1 The Contractor shall provide adequate personnel, trained in all facets of pressure washing cleaning to properly and satisfactorily complete the County's projects and provide aesthetically pleasing and completely acceptable work.
- 2.9.2 The Contractor shall demonstrate the ability to provide trustworthy, reliable employees.
- 2.9.3 The Contractor's employees shall be neat and clean in appearance and shall have a uniform or other identification that clearly identifies them as employees of the Contractor.
- 2.9.4 A dress code for Contractor's employees shall consist of shirts, pants and work shoes/boots.

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### **2.10 INSPECTION**

2.10.1 Lee County reserves the right to inspect all contracted work areas prior to commencement and all work prior to payment. The awarded vendor(s) shall promptly correct all work rejected by an authorized Lee County representative at no additional cost to the County.

### **3.0 CATEGORY II TOLLS**

#### **3.1 SITE CHANGES**

3.1.1 Lee County may, at their sole discretion, add new areas of dissimilar nature or alter sites, based on a mutually agreed price, to be negotiated between the vendor and an authorized Lee County Representative with the Procurement Management Director's approval.

3.1.2 Lee County reserves the right to delete or cancel any site at the quoted price.

3.1.3 Lee County at their sole discretion can change, add, delete or cancel any site at any time.

3.1.4 Lee County at their sole discretion can negotiate with the vendor for any additional areas or services.

#### **3.2 TRAFFIC CONTROL**

3.2.1 The contractor shall adhere to the requirements of the current edition of the U.S. DOT Manual on Uniform Traffic Control Devices (MUTCD).

3.2.2 For operations requiring closure of travel lane(s), Contractor shall comply with the Florida DOT Standard Specifications for Road and Bridge Construction, current edition, Section 102.

3.2.3 For Traffic Control through Work Zones please reference the current edition of the FDOT "Design Standards" Index 600 Series.

3.2.4 At least one person with an Intermediate Level Maintenance of Traffic (MOT) should be on sight at all times. Please furnish copies of the certificates of all the employees who will be working.

#### **3.3 DESCRIPTION**

3.3.1 Work to be performed consists of providing all labor, materials, equipment and incidentals necessary to pressure clean, chemically clean and vacuum toll plaza facilities as described in these specifications. The toll plaza cleaning shall include external masonry, concrete and stucco walls, brick walls, concrete divider islands, tile areas, stairwells, lane slabs (including tar and asphalt buildup removal) walkways, sidewalks, traffic control light, attenuators, the entire toll canopy (including signs) and its support columns.

3.3.2 Care shall be taken to avoid any paint removal. It may be necessary to hand scrub certain areas for thorough cleaning.

3.3.3 Vacuuming includes the area within the lanes and around and under the attenuators.

#### **3.4 LOCATION**

3.4.1 Work shall be performed at the following toll facility locations:

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- A. Cape Coral Toll Facility, 10100 College Parkway, Fort Myers
- B. Midpoint Memorial Toll Facility, 1930 SE 23<sup>rd</sup> Terrace, Cape Coral
- C. Sanibel Toll Facility, 18700 McGregor Blvd., Fort Myers
- D. LeeWay Service Center, 1366 Colonial Blvd., Fort Myers

### 3.5 CONTRACTOR RESPONSIBILITIES

- 3.5.1 The Contractor shall provide at least one person in charge at all times that speaks and understands English.
- 3.5.2 The Contractor shall provide all labor, materials, tools, equipment and incidentals (including water if not available at the facility) necessary to perform the work as specified. Contractor shall use cleaners, degreasing agents and other approved means to remove all dirt, oil, tar, exhaust residue, spider webs and egg sacs, mud dauber nests, bird droppings, and any other deposit or film which may be present on the exterior of the buildings. Streaking of surfaces will not be allowed and manual scrubbing may be required in order to attain the desired results. Materials Safety Data Sheets (MSDS) for all chemicals used shall be submitted by the Contractor to the Toll Facilities Manager prior to use on the project.
- 3.5.3 The Contractor shall clean toll booths, red/green traffic lights, all canopy signs and toll booth air conditioner cover. Cleaning methods for these and any other sensitive mechanisms shall be by hand and care shall be taken by the Contractor to ensure that water does not intrude into the sensitive electronics or into the inside of the toll booth. These items shall be protected during all times when water intrusion could occur. The toll booths and all equipment are to be cleaned according to the manufacturer's specifications or recommendation for cleaning this type of equipment. Contractor shall protect the equipment of the Toll Facility during the time that cleaning is in progress. Contractor shall be responsible for any and all damage to the property of the Toll Facility and to the public moving through the toll facility caused by Contractor's operations. Only the exterior of the equipment is to be cleaned.
- 3.5.4 Contractor shall not store any equipment, vehicles or materials at any toll plaza site.
- 3.5.5 Upon completion of each day's work, the Contractor shall ensure that the plaza or other facilities being cleaned are free from debris caused by the work and shall remove and dispose of such debris off Toll Facilities right-of-way.
- 3.5.6 Within ten (10) calendar days after receipt of the notice of award from the Procurement Management Department, Contractor shall submit to the Toll Facilities Manager for approval, two (2) copies of the proposed plan and methods for performing the work including a list of equipment and personnel anticipated for use. The submittal shall also include the Contractor's safety and maintenance of traffic plan showing the proposed methods of ensuring safety and minimum interference with normal traffic flow on the Toll Facility's travel lanes and other affected roadways. Approval of the Contractor's safety and traffic plan(s) shall not relieve the Contractor of responsibility or liability for injury to persons or damage to property caused by operation of Contractor's equipment and/or personnel.
- 3.5.7 All lane cleaning and canopy cleaning work shall be performed beginning between the hours of 6:00 p.m. to 10:00 p.m. and ending by 6:00 a.m., local time, unless otherwise approved by the Toll Facility Manager. Adequate lighting shall be provided by the Contractor. All other cleaning may be performed during daylight hours with the approval of the Toll Facility Manager.
- 3.5.8 The Contractor shall coordinate, and receive authorization from, the Toll Facilities Manager before any lanes are closed.



## **EXHIBIT A**

### **SCOPE OF SERVICES**

3.5.9 Contractor's equipment shall meet the following minimum requirements:

- a. Sufficient high pressure cleaning equipment, independently powered and capable of a sustained operation at a minimum of 3,000 PSI of output water pressure. Under extreme conditions, higher pressures may be necessary with no water heating requirement. This equipment shall also have the capability of heating the output water to a minimum temperature of 210 degrees Fahrenheit and must be designed to apply cleaning agents to surfaces to be cleaned in a volume sufficient to attain the desired cleaning results.
- b. Mobile work platform capable of reaching a minimum of 18 foot rise above ground level and meeting OSHA standards.
- c. Equipment must be capable of removing tar and asphalt build-up on lanes where identified during on-site inspection. The Contractor shall perform this work in such a manner as to avoid any damage to the reflective pavement markers, embedded electronic sensors, concrete surface, and expansion joints. Portable lighting equipment, self contained and capable of illuminating the work sufficiently to ensure adequate visibility to accomplish the desired cleaning results during night - time operations.

3.5.10 Contractor shall employ sufficient traffic control devices to identify his personnel and equipment as an obstacle to oncoming traffic and to divert traffic to open, unobstructed lanes.

3.5.11 Contractor shall provide signage and/or barriers, which will adequately alert oncoming traffic that lanes are closed for facility cleaning.

3.5.12 Contractor's employees and subcontractors shall wear orange safety vests at all times when working at toll plazas.

3.5.13 Chemical cleaners that are used on surfaces in areas of plants and grass shall not be harmful to vegetation. Care shall also be taken to avoid any damage to plants, shrubs and trees by the Contractor's equipment or personnel.

3.5.14 Any significant standing water remaining at the facility when cleaning has concluded shall be removed. The Contractor's plan for performing the work shall indicate methods of proper disposal of all materials (i.e. water run-off). At the completion of the cleaning operation for each individual lane, and prior to opening the lane to patron traffic, the Contractor shall remove any standing water from the lane, its approach and the exit area.

3.5.15 During the cleaning of multi-lane facilities, the Contractor shall provide a method of protecting patron vehicles from sprayed water and chemicals/cleaner. The Contractor shall detail this method of protection in the plan for performing the work.

3.5.16 Areas to be cleaned by the Contractor include the following:

## **EXHIBIT A SCOPE OF SERVICES**

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- a. Administration Buildings, other facilities (LeeWay Service Center) and Sidewalks - Buildings shall be cleaned from roof edge to ground, including windows and doors. To includes dumpster enclosures (inside & out), Smoking areas (includes pan roofs where applicable) screen enclosures, fuel tank platform, stair walls, breezeway, handrails, elevator outside wall, storage shed/warehouse, loading dock area, stone facility sign, fences (PVC and concrete) and parking lot stains/car stops.
- b. Canopies\* and Columns - Toll canopies and their supporting columns, including any installed skylights, canopy signs, steel/concrete bollards and gatorheads, and awning between Cape Coral Facility and canopy. Note: \*low PSI around canopy lights, cameras, and camera brackets.
- c. Traffic Lane and Walkways - From the expansion joint at the end of the gatorheads including under impact attenuators as required, to the corresponding expansion joint on the opposite end of the lane. All concrete islands and stairways to tunnel doors and Administration Building where applicable. This task includes gatorheads, barrier (knee) walls, concrete bollards and all signs on islands.
- d. Toll Booths and Lane Equipment - Hand wash all Booths and Equipment.
- e. Tar and Asphalt Removal (as needed) – Removal of the tar and asphalt build-up from the traffic lanes. As described, this will be as a cleaning as needed which will be a per square foot charge.
- f. Visual Walls – Separates ORT Lanes from booth lanes. The wall is 4,306 square feet which includes only side facing booths.

3.5.17 Note: (Optional Cleaning) The Toll Facilities Manager may request additional cleaning of toll plaza components as needed.

### **4.0 CATEGORY III BOARDWALKS AND NATURE OBSERVATION AREAS**

- 4.1 This category is specifically for boardwalks and nature observation areas (shelters, observation decks, amphitheaters) within natural areas. These amenities may be composed of wood or recycled materials such as Trex, TanDeck or similar materials. The range of pressure washing shall include walking surfaces, benches, shelters (inside and outside of roof structures), and inside and outside of side rails and top rails. Pressure washing shall remove all foreign materials to include, mold, mildew, oil, grease, adhesives, sand and dirt.
- 4.2 Contractors shall have the technical knowledge to support correct application of pressure. The use of cleaning solutions, chemicals, and treated water are prohibited.
- 4.3 Water may be retrieved on-site from natural water sources. Some locations require the Contractor to bring in their own water supply.



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### **4.4 CHEMICALS**

- 4.4.1 All chemicals used for the performance of this contract shall be "Green Seal" labeled or equivalent equal. Chemicals used shall be environmentally safe and non toxic. A list of chemicals to be used shall be provided with this bid.
- 4.4.2 Use only biodegradable and non-toxic chemical products. Ensure that any regulated contaminants including heavy metals, oils or greases are disposed of properly. Do not allow any runoff or disposal via the storm water system. Product used must not be harmful to grass.
- 4.4.3 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.
- 4.4.4 The apparent successful proposer shall furnish MSDS/SDS sheets on all chemicals to be utilized under this request for proposal, within 10 days after the award of the bid.

### **5.0 CATEGORY IV BUILDINGS**

#### **5.1 GENERAL PROVISIONS**

- 5.1.1 The range of pressure washing shall include but not limited to horizontal, vertical, roofs and overhangs (including skylights), walls doors, windows, soffits, fascia, awnings, gutters, trim, etc. Pressure washing shall remove all foreign materials to include, 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 ten feet (10') of the building, and entrance pads shall include washing all concrete floors and removing grease and oil using appropriate environmentally friendly cleaners.
- 5.1.2 Contractor shall be high-rise certified.
- 5.1.3 Contractors shall have the technical knowledge to support correct application of pressure and any chemicals used in the pressure washing and window cleaning processes.
- 5.1.4 Contractors will provide all apparatus for safe operation at heights. This will include, but not limited to, ladders scaffolds, man-lifts, rigging, anchor freestanding counterweight systems, ropes, chairs, harnesses, squeegees, etc.
- 5.1.5 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.
- 5.1.6 No discharges of wastewater to storm water systems, such as storm drains or ditches. No discharge of wastewater to streams or rivers.
- 5.1.7 Contractor shall take necessary precautions to prevent water and/or chemicals from damaging the roof and accessories. Any damage to existing utilities, equipment, finished surfaces resulting from the performance of this contract shall be repaired to the satisfaction of Lee County at the vendor's expense.
- 5.1.8 Brush cleaning and low pressure cleaning shall be used if necessary to avoid damage to particular building exteriors.

## **EXHIBIT A SCOPE OF SERVICES**

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- 5.1.9 When specifically requested, window cleaning shall include a thorough cleaning of all windows and shall remove all foreign material to include, but not limited to, mold mildew, oil, grease, adhesives, sand, and dirt. Windows shall have a streak free clear finish. Windows shall be hand washed and hand dried using microfiber towels and squeegees. Windows shall only be cleaned on the exterior.
- 5.1.10 For buildings constructed with Insulated Concrete Forms (ICF) such as the Six Mile Cypress Interpretive Center, the water stream should be directed downward to avoid driving water up under the hardboard which covers ICF.

### **5.2 CHEMICALS**

- 5.2.1 All chemicals used for the performance of this contract shall be "Green Seal" labeled or equivalent equal. Chemicals used shall be environmentally safe and non toxic. A list of chemicals to be used shall be provided with this bid.
- 5.2.2 Use only biodegradable and non-toxic chemical products. Ensure that any regulated contaminants including heavy metals, oils or greases are disposed of properly. Do not allow any runoff or disposal via the storm water system. Product used must not be harmful to grass.
- 5.2.3 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.
- 5.2.4 The apparent successful proposer shall furnish MSDS/SDS sheets on all chemicals to be utilized under this request for proposal, within 10 days after the award of the bid.

### **5.3 BUSINESS HOURS OF OPERATION**

- 5.3.1 Hours of operation shall be specified based on individual project requirements. Timing of work is critical. Most work will be required to be completed after hours and/or on weekends. For facilities where public usage is high on weekends, weekend work may not be possible. At no point shall the Contractor's work interfere with the day to day operations of Lee County.

### **5.4 CLEAN UP**

- 5.4.1 All unusable 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 Contractor shall thoroughly clean up all areas where work has been involved as mutually agreed with the County's Project Manager.
- 5.4.2 The Contractor shall remove surplus material, equipment, and debris from the site and leave the site clean and neat.
- 5.4.3 All work must be cleaned up prior to the next business day.

### **5.5 LABOR, EQUIPMENT, & MATERIALS SHALL BE SUPPLIED BY THE CONTRACTOR**

- 5.5.1 Unless otherwise stated in this solicitation the Contractor shall furnish all labor, equipment, and materials necessary for satisfactory contract performance.



## **EXHIBIT A SCOPE OF SERVICES**

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### **5.6 FINAL REPAIR AND CLEAN-UP**

- 5.6.1 The Contractor shall repair any areas of the site damaged as a result of the work at his own expense.
- 5.6.2 Like kind and quality of materials shall be used. All repairs shall be deemed acceptable only when they approved by the County's Project Manager.
- 5.6.3 All work shall be completed using the least invasive methods as possible.
- 5.6.4 At no time shall the specified work interfere with the regular operating hours of Lee County.
- 5.6.5 The Contractor must have ample cleaning supplies and equipment. At no time shall the Contractor use County cleaning supplies or equipment.

### **5.7 PROTECTION OF PROPERTY**

- 5.7.1 All existing structures, utilities, services, roads, trees, shrubbery, and property both public and in which the County has an interest shall be protected against damage or interrupted services at all times by the vendor during the term of this contract; and the vendor shall be held responsible for repairing or replacing property to the satisfaction of the County which is damaged by reason of the vendor's operation on the property. In the event the vendor fails to comply with these requirements, the County reserves the right to secure the required services and charge the costs of such services back to the vendor.

### **5.8 SUPERVISION**

- 5.8.1 The Contractor shall provide necessary supervision while working on County projects. The Contractor's supervisor shall be literate and be able and to communicate fully in the English language, because of the necessity to read product labels, job instructions, and signs, as well as the need for conversing with management personnel. The Contractor's supervisor shall also be capable of communicating fully with all of their employees in the event they do not speak English. The County's Project Manager will be the sole judge of the communication level. The supervisor shall have a cell phone in good working order provided at the Contractor's expense. This cell phone number shall be provided to the County's Project Manager.

### **5.9 STAFF**

- 5.9.1 The Contractor shall provide adequate personnel, trained in all facets of pressure washing cleaning to properly and satisfactorily complete the County's projects and provide aesthetically pleasing and completely acceptable work.
- 5.9.2 The Contractor shall demonstrate the ability to provide trustworthy, reliable employees.
- 5.9.3 The Contractor's employees shall be neat and clean in appearance and shall have a uniform or other identification that clearly identifies them as employees of the Contractor.
- 5.9.4 A dress code for Contractor's employees shall consist of shirts, pants and work shoes/boots.

## **EXHIBIT A SCOPE OF SERVICES**

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### **5.10 INSPECTION**

- 5.10.1 Lee County reserves the right to inspect all contracted work areas prior to commencement and all work prior to payment. The awarded vendor(s) shall promptly correct all work rejected by an authorized Lee County representative at no additional cost to the County.

### **6.0 CATEGORY V STADIUMS**

#### **6.1 GENERAL PROVISIONS**

- 6.1.1 Contractor shall be high-rise certified.
- 6.1.2 Contractors shall have the technical knowledge to support correct application of pressure and any chemicals used in the pressure washing and window cleaning processes.
- 6.1.3 Contractors will provide all apparatus for safe operation at heights. This will include, but not limited to, ladders scaffolds, man-lifts, rigging, anchor freestanding counterweight systems, ropes, chairs, harnesses, squeegees, etc.
- 6.1.4 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.
- 6.1.5 No discharges of wastewater to storm water systems, such as storm drains or ditches. No discharge of wastewater to streams or rivers.
- 6.1.6 Contractor shall take necessary precautions to prevent water and/or chemicals from damaging the roof and accessories. Any damage to existing utilities, equipment, finished surfaces resulting from the performance of this contract shall be repaired to the satisfaction of Lee County at the vendor's expense.
- 6.1.7 Brush cleaning and low pressure cleaning shall be used if necessary to avoid damage to particular building exteriors.
- 6.1.8 When specifically requested, window cleaning shall include a thorough cleaning of all windows and shall remove all foreign material to include, but not limited to, mold mildew, oil, grease, adhesives, sand, and dirt. Windows shall have a streak free clear finish. Windows shall be hand washed and hand dried using microfiber towels and squeegees. Windows shall only be cleaned on the exterior.
- 6.1.9 For buildings constructed with Insulated Concrete Forms (ICF) such as the Six Mile Cypress Interpretive Center, the water stream should be directed downward to avoid driving water up under the hardiboard which covers ICF.
- 6.1.10 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.

#### **6.2 BUSINESS HOURS OF OPERATION**

- 6.2.1 Hours of operation shall be specified based on individual project requirements. Timing of work is critical. Most work will be required to be completed after hours and/or on weekends. For facilities where public usage is high on weekends, weekend work may not be possible. At no point shall the Contractor's work interfere with the day to day operations of Lee County.



## **EXHIBIT A SCOPE OF SERVICES**

### **6.3 CLEAN UP**

- 6.3.1 All unusable 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 Contractor shall thoroughly clean up all areas where work has been involved as mutually agreed with the County's Project Manager.
- 6.3.2 The Contractor shall remove surplus material, equipment, and debris from the site and leave the site clean and neat.
- 6.3.3 All work must be cleaned up prior to the next business day.

### **6.4 LABOR, EQUIPMENT, & MATERIALS SHALL BE SUPPLIED BY THE CONTRACTOR**

- 6.4.1 Unless otherwise stated in this solicitation the Contractor shall furnish all labor, equipment, and materials necessary for satisfactory contract performance.

### **6.5 FINAL REPAIR AND CLEAN-UP**

- 6.5.1 The Contractor shall repair any areas of the site damaged as a result of the work at his own expense.
- 6.5.2 Like kind and quality of materials shall be used. All repairs shall be deemed acceptable only when they approved by the County's Project Manager.
- 6.5.3 All work shall be completed using the least invasive methods as possible.
- 6.5.4 At no time shall the specified work interfere with the regular operating hours of Lee County.
- 6.5.5 The Contractor must have ample cleaning supplies and equipment. At no time shall the Contractor use County cleaning supplies or equipment.

### **6.6 PROTECTION OF PROPERTY**

- 6.6.1 All existing structures, utilities, services, roads, trees, shrubbery, and property both public and in which the County has an interest shall be protected against damage or interrupted services at all times by the vendor during the term of this contract; and the vendor shall be held responsible for repairing or replacing property to the satisfaction of the County which is damaged by reason of the vendor's operation on the property. In the event the vendor fails to comply with these requirements, the County reserves the right to secure the required services and charge the costs of such services back to the vendor.

### **6.7 SUPERVISION**

- 6.7.1 The Contractor shall provide necessary supervision while working on County projects. The Contractor's supervisor shall be literate and be able and to communicate fully in the English language, because of the necessity to read product labels, job instructions, and signs, as well as the need for conversing with management personnel. The Contractor's supervisor shall also be capable of communicating fully with all of their employees in the event they do not speak English. The County's Project Manager will be the sole judge of the communication level. The supervisor shall have a cell phone in good working order provided at the Contractor's expense. This cell phone number shall be provided to the County's Project Manager.

## **EXHIBIT A SCOPE OF SERVICES**

### **6.8 STAFF**

- 6.8.1 The Contractor shall provide adequate personnel, trained in all facets of pressure washing cleaning to properly and satisfactorily complete the County's projects and provide aesthetically pleasing and completely acceptable work.
- 6.8.2 The Contractor shall demonstrate the ability to provide trustworthy, reliable employees.
- 6.8.3 The Contractor's employees shall be neat and clean in appearance and shall have a uniform or other identification that clearly identifies them as employees of the Contractor.
- 6.8.4 A dress code for Contractor's employees shall consist of shirts, pants and work shoes/boots.

### **6.9 INSPECTION**

- 6.9.1 Lee County reserves the right to inspect all contracted work areas prior to commencement and all work prior to payment. The awarded vendor(s) shall promptly correct all work rejected by an authorized Lee County representative at no additional cost to the County.
- 6.9.2 When specifically requested, window cleaning shall include a thorough cleaning of all windows and shall remove all foreign material to include, but not limited to, mold mildew, oil, grease, adhesives, sand, and dirt. Windows shall have a streak free clear finish. Windows shall be hand washed and hand dried using microfiber towels and squeegees. Windows shall only be cleaned on the exterior.

### **6.10 CHEMICALS**

- 6.10.1 Chemical treatment shall have a one year warranty. Any Damage from the use of chemicals is the responsibility of the vendor.
- 6.10.2 Chemical cleaners that are used on surfaces in areas of plants and grass shall not be harmful to vegetation. Care shall also be taken to avoid any damage to plants, shrubs and trees by the Contractor's equipment or personnel.

### **6.11 JETBLUE PARK**

- 6.11.1 Clean Main Stadium Light poles (6). Each one will be cleaned from top to bottom. Vendor will give price for 1 year warranty and price for 2 year warranty.
- 6.11.2 Clean entire stadium white canopy top and bottom, including gutters. Vendor will give price for 1 year warranty and price for 2 year warranty.
- 6.11.3 Clean all of JetBlue Park including but not limited to Seating Bowl, outside concrete skirt area, concourse area flat surface, coquina block to be cleaned with potable water and low pressure to remove cobwebs and surface dirt, clean flat surface in front and around side of merchandise shop, clean all sidewalks around outfield seating area, clean monster deck all levels and concrete floors and restrooms, all stairs, all roll up, canopies and awnings, all speakers, all gutters, JetBlue Tailfin and retired numbers. All areas are to be cleaned and rinsed thoroughly.
- 6.11.4 Chemical clean/rinse all rolled roof areas of facility. This includes the cleaning of drains to the roof areas, including the Monster and elevator shaft, A/C areas, entire gift shop roof and all sides of air conditioning units. All 2nd floor suites and porches, all areas to be cleaned and rinses thoroughly



## **EXHIBIT A SCOPE OF SERVICES**

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- 6.11.5 Clean the multi-purpose building exterior between 4 field complex, maintenance building including top and bottom of metal canopy, tops and bottoms of all metal canopies located at the six back fields (includes dugout, scorers' table and row bleacher seating), and all gutters. All areas to be cleaned and rinsed thoroughly.
- 6.11.6 Clean all white fencing located throughout the facility
- 6.11.7 Clean exterior walls and roof of metal batting cage building, including gutters. All areas to be cleaned and rinsed thoroughly
- 6.11.8 Clean dumpster area walls inside and out, dumpsters, generator building walls and roof. All areas to be cleaned and rinsed thoroughly.
- 6.11.9 When specifically requested, window cleaning shall include a thorough cleaning of all windows and shall remove all foreign material to include, but not limited to, mold mildew, oil, grease, adhesives, sand, and dirt. Windows shall have a streak free clear finish. Windows shall be hand washed and hand dried using microfiber towels and squeegees. Windows shall only be cleaned on the exterior.

### **6.11.10 Stadium Field Video Board and Daniels Road Video Board**

## **6.12 CENTURYLINK SPORTS COMPLEX**

- 6.12.1 All areas to be cleaned and rinsed thoroughly.
- 6.12.2 Clean all of Hammond Stadium which includes but not limited to walls, lights, doors, roll ups, windows, flat surfaces, canopies and awnings, trellis, fencing, stairs, roofs, outside a/c areas, outer perimeter concrete, sidewalks, planter walls and fountain walls, outer perimeter white fences and gates, seating bowl and all seats throughout the stadium, seats, restrooms, speakers, picnic tables in the picnic area along with the floor columns and roof, board walk top and bottom, berms sidewalk and walls, outside elevator walls, dumpsters, generator walls inside and out, gutters throughout, wall pads around the field bullpens, and dugouts. All areas to be cleaned and rinsed thoroughly. Clean all signs and video boards throughout Hammond Stadium.
- 6.12.3 Softball – buildings which includes but not limited to outside and inside walls, doors, roll ups, and roof areas top and bottoms, tower, stairs and restrooms, bleachers, scorer's tables, softball dugout roofs, concrete areas, and playground.
- 6.12.4 Minor League Fields- restroom building and structures which includes but not limited to outside and inside walls, floors windows, doors, roll ups, and roofs, tower, dugout roofs, all bleacher roofs top and bottoms, bleachers, scorer's tables and concrete areas.
- 6.12.5 Minor League Building, locker room, weight room and batting cages which includes but not limited to outer perimeter walls, roofs, a/c units, gutters, windows, doors, roll-ups sidewalks and concrete areas.
- 6.12.6 Academy which includes but not limited to outer perimeter walls, windows, doors, roll ups, dumpsters, sidewalks, roofs, a/c units, screen porch walls, concrete areas, windows, screens, and lights.
- 6.12.7 Maintenance Building which includes but not limited to outer walls, windows, doors, roll ups, gutters, canopies top and bottom, roof, pump canopy top and bottom, and fuel tank.
- 6.12.8 Baseball field 1 wall padding.
- 6.12.9 Window cleaning of all windows on the property

## **EXHIBIT A SCOPE OF SERVICES**

6.12.10 Clean front entrance sign.

### **6.13 TERRY PARK**

6.13.1 Clean all of Terry Park structures which includes but not limited to walls, lights, doors, roll ups, windows, flat surfaces, canopies and awnings, fencing, stairs, roofs, outer perimeter concrete, sidewalks, planter walls, fences and gates, all seats throughout the stadium, bleachers, restrooms, speakers, picnic tables, floor columns and roof, dumpsters, gutters throughout, wall pads around the field, bullpens, and dugouts. All areas to be cleaned and rinsed thoroughly

#### **6.13.2 Terry Park Structures**

- a. Administration building
- b. Annex
- c. Extension building
- d. Front clubhouse
- e. Small outside restroom building
- f. Picnic pavilion
- g. Garage
- h. Baseball pavilion & concrete pad
- i. Stadium
- j. Baseball concession building
- k. Baseball restrooms
- l. Rear clubhouse
- m. New maintenance building
- n. Batting cage
- o. Plaza concrete walkway

6.13.3 Window cleaning of all windows on the property

### **6.14 PLAYER DEVELOPMENT COMPLEX**

6.14.1 Clean all of Player Development Complex (5 Plex) structures which includes but not limited to walls, lights, doors, roll ups, windows, flat surfaces, canopies and awnings, trellis, fencing, stairs, roofs,



## **EXHIBIT A SCOPE OF SERVICES**

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outside a/c areas, outer perimeter concrete, sidewalks, planter walls, fences and gates, bleachers, restrooms, speakers, picnic tables, floor columns and roof, dumpsters, gutters throughout, patio screen and windscreen. All areas to be cleaned and rinsed thoroughly

### **6.14.2 Player Development Complex (5 Plex) Structures**

- a. Clubhouse
- b. Picnic pavilion (connected to clubhouse)
- c. Tower building (in the middle of the four fields)
- d. Restroom building between two fields
- e. Maintenance building
- f. Indoor batting cage building

### **6.14.3 Window cleaning of all windows on the property**

## **6.15 CITY OF PALMS PARK**

6.15.1 Clean all of City of Palms Park structures which includes but not limited to walls, lights, doors, roll ups, windows, flat surfaces, canopies and awnings, trellis, fencing, stairs, roofs, outside a/c areas, outer perimeter concrete, sidewalks, planter walls, fences and gates, all seats throughout the stadium, bleachers, restrooms, speakers, floor columns and roof, dumpsters, gutters throughout, wall pads around the field and bullpens, dugouts, patio screen and windscreen. All areas to be cleaned and rinsed thoroughly.

### **6.15.2 City of Palms Park Structures**

- a. Stadium building
- b. Maintenance building
- c. Indoor batting cage building

### **6.15.3 Window cleaning of all windows on the property**

## **6.16 TWIN BASEBALL ACADEMY**

6.16.1 Ground Floor- Pressure Wash/Window Clean

6.16.2 Second and Third Floor- Pressure Wash/Window Clean

End of Scope of Work and Specifications Section

## EXHIBIT A SCOPE OF SERVICES



Procurement Management Department  
1500 Monroe Street 4<sup>th</sup> Floor  
Fort Myers, FL 33901  
Main Line: (239) 533-8881  
Fax Line: (239) 485-8383  
[www.leegov.com/procurement](http://www.leegov.com/procurement)

**Posted Date:** November 17, 2017

**Solicitation No.:** B170113DKR

**Solicitation Name:** Pressure Washing

**Subject:** Addendum Number 1

The following represents clarification, additions, deletions, and/or modifications to the above referenced bid. This addendum shall hereafter be regarded as part of the solicitation. Items not referenced herein remain unchanged, including the response date. Words, phrases or sentences with a strikethrough represent deletions to the original solicitation. Underlined words and bolded, phrases or sentences represent additions to the original solicitation.

**See Addendum 1-Form 1a Bid/Proposal Form**

**NOTE: FAILURE TO USE AN ADDENDUMS REVISED BID/PROPOSAL FORM SHALL DEEM BIDDER NON-RESPONSIVE.**

**ATTACHMENT: Addendum 1-Form 1a-Bid/Proposal Form.**

**The bid opening was November 22, 2017 and has been extended to December 15, 2017**

1.	Page 26, Section 6.1.8 Interior windows is missing from all stadiums excluding Terry Park.
<b>Answer</b>	<b>Correct. Added to revised bid form.</b>
2.	What level of MOT do you need for the Toll Plazas
<b>Answer</b>	<b>Toll Facilities manages the MOT on the booth side of the plazas (North side of the visual wall). The Pressure Washing company will need to manage the MOT on the west bound traffic , on the south side of the visual wall. Our current contract states: At least one person with an Intermediate Level Maintenance of Traffic (MOT) should be on sight at all times.</b>
3.	What is the current or expected frequency of cleaning the three categories of facilities?
<b>Answer</b>	<b>On an as needed basis.</b>
4.	Are we required to bid on all of the categories of work, or can we bid on a selected sections
<b>Answer</b>	<b>The vendor is not required to bid on all categories.</b>



## EXHIBIT A SCOPE OF SERVICES

5.	Where can I find the bid for the current contract for pressure washing, and the contract specifications for the current contract?
Answer	<b>There is no current contract for pressure washing County Wide. Lee County Agreement Forms can be found at <a href="https://www.leegov.com/procurement/forms">https://www.leegov.com/procurement/forms</a> under Lee County Agreement Template for Web.</b>
6.	What is expected and included in a 1 or 2 year warranty for cleaning?
Answer	<b>1 year warranty on all work with optional 2 year warranty on stadium canopy and stadium ballfield light poles, JetBlue Park stadium and stadium field lights. Quote for cleaning with 1 year warranty. Quote for cleaning with 2 year warranty is to clean 1<sup>st</sup> year and touch up what needs to be cleaned during 2<sup>nd</sup> year cleaning.</b>
7.	What is the name of the current vendor providing pressure washing services?
Answer	<b>There is no annual pressure cleaning contract currently.</b>
8.	What is the current contracted monthly price and annual price?
Answer	<b>There is no annual pressure cleaning contract currently.</b>
9.	Has there been any changes from the last RFP with regards to the scope of services?
Answer	<b>There is no annual pressure cleaning contract currently.</b>
10.	Is the scope/size of this bid identical with the current contract?
Answer	<b>There is no annual pressure cleaning contract currently.</b>
11.	Has there been any changes to the current contract to the present?
Answer	<b>There is no annual pressure cleaning contract currently.</b>
12.	Is there a bid or performance bond required?
Answer	<b>Projects over \$100,000.00 require a performance and payment bond.</b>
13.	What is the frequency that locations, properties, structures, buildings, etc. must be maintained with pressure washing services?
Answer	<b>On an as needed basis</b>
14.	How are locations, properties, structures, buildings, etc. scheduled for pressure washing services? Are they presented as an on call, as-needed basis? Are they scheduled in advance?
Answer	<b>On an as needed basis &amp; scheduled through individual departments.</b>
15.	What is the time-frame limits that pressure washing services must be completed within? Only a few hours overnight? Over the course of a few days/nights?

## EXHIBIT A SCOPE OF SERVICES

<b>Answer</b>	Each pressure washing project will be discussed and set up with a designated County representative. Depending on the scope of the project the time table to finish each project will be different and be set by the County representative and Vendor.
16.	Especially when water must be trucked in, the use of cold water, hot water and with cleaning solution carries a different cost with each. The Bid/Proposal Form sheet does not distinguish between use of cold water, hot water and with cleaning solution. Elaborate.
<b>Answer</b>	In some cases, water may be obtained on-site by use of a trash pump in an adjacent body of water. If water must be trucked in, no cleaning solutions should be used; water can be any (cheapest) temperature.
17.	Provide record site plans of the properties that will be serviced by this contract.
<b>Answer</b>	Per State Statute 119.07(3) these file are exempt from public records laws.
18.	Provide the record square footage of the properties.
<b>Answer</b>	No, this is a County wide for all County owned buildings and park areas.
19.	City of Palms- The windows are exterior only?
<b>Answer</b>	Yes, exterior only.
20.	City of Palms – Are the interior bathroom floors in the corridors being done?
<b>Answer</b>	No.
21.	City of Palms- The windows use to be cleaned in and out, so that has changed?
<b>Answer</b>	Yes, exterior windows only.
22.	City of Palms- Does it include the sidewalks on Edison and Boardway and the main entrance?
<b>Answer</b>	Yes, all of the main entrance area on the corner Broadway and Edison. On Edison Avenue, only the sidewalk area attached to the main entrance area. On Broadway, the sidewalk from the main entrance north past the ticket booth and west gates and end at the SW corner of the batting cages.
23.	City of Palms- What is the frequency?
<b>Answer</b>	On an as needed basis.
24.	Player Development – Are the bleachers included?
<b>Answer</b>	Yes.
25.	Century Link Sports Complex- Witch's hat, is it cleaned inside and out?
<b>Answer</b>	There are two witch's hats and the outside is to be cleaned not the inside.



## EXHIBIT A SCOPE OF SERVICES

26.	Century Link Sports Complex- Where is water available for the top floor?
Answer	From the third level or the restrooms on the very end of the first base side.

27.	Century Link Sports Complex- Is the whole plaza area part of the bid?
Answer	Yes.

28.	Century Link Sports Complex- What about the rust stains on the concrete?
Answer	Need optional price for CenturyLink Park, JetBlue Park and City of Palms Park.

29.	Century Link Sports Complex- The Video Board, Do we pressure wash it?
Answer	Yes . certain areas of it.

30.	Century Link Sports Complex- All the rolled roofing?
Answer	Yes

31.	Century Link Sports Complex- Baseball Field 1 wall padding?
Answer	Yes

32.	Century Link Sports Complex- All Trellises?
Answer	Yes


33.	Century Link Sports Complex- 2 <sup>nd</sup> story outside ceiling pressure washed?
Answer	Yes

34.	Jet Blue- What is the time frame to get the work done?
Answer	December to the third week of January.

35.	Jet Blue – The sidewalks going through the parking lot, that is to be done, correct?
Answer	Yes.

**BIDDER/PROPOSER IS ADVISED, YOU ARE REQUIRED TO ACKNOWLEDGE RECEIPT OF THIS ADDENDUM WHEN SUBMITTING A BID/PROPOSAL. FAILURE TO COMPLY WITH THIS REQUIREMENT MAY RESULT IN THE BIDDER/PROPOSER BEING CONSIDERED NON-RESPONSIVE.**

**ALL OTHER TERMS AND CONDITIONS OF THE SOLICITATION DOCUMENTS ARE AND SHALL REMAIN THE SAME.**

  
Donald Keith Raney, Procurement Analyst  
Lee County Procurement Management

## EXHIBIT A SCOPE OF SERVICES



Procurement Management Department  
1500 Monroe Street 4<sup>th</sup> Floor  
Fort Myers, FL 33901  
Main Line: (239) 533-8881  
Fax Line: (239) 485-8383  
[www.leegov.com/procurement](http://www.leegov.com/procurement)

**Posted Date:** November 27, 2017

**Solicitation No.:** B170113DKR

**Solicitation Name:** Pressure Washing

**Subject:** Addendum Number 2

The following represents clarification, additions, deletions, and/or modifications to the above referenced bid. This addendum shall hereafter be regarded as part of the solicitation. Items not referenced herein remain unchanged, including the response date. Words, phrases or sentences with a strikethrough represent deletions to the original solicitation. Underlined words and bolded, phrases or sentences represent additions to the original solicitation.

1.	Where can I find the specifics of what your term High-rise certified means? (5.1.2 and 6.1.1)
<b>Answer</b>	The High Rise Certification is being removed and references for three similar like projects are being added in its place. Three similar references for category 4 Buildings and Category 5 Stadiums using the 1a minimum requirements table.
2.	Under Section 6.2.1, under the Scope of Work and Specifications, within the ITB document, it is "At no point shall the Contractor's work interfere with the day to day operations of Lee County." However, when providing pressure washing services to an area, will one be able and allowed to rope off, corner-off, block-off, and/or fence-off the area to provide safety?
<b>Answer</b>	Each pressure washing project will be discussed and set up with a designated County representative. Depending on the scope of the project the safety precautions will be different and be set by the County representative and Vendor.
3.	After providing pressure washing services to an area, to dispose of grey wastewater, will sanitary sewer locations be identified beforehand onsite?
<b>Answer</b>	Before each project starts the Vendor will need to discuss topics such as but not limited too; safety issues and environmental issues with the County representative.
4.	Tolls- Can we get a site visit of the tolls plazas?
<b>Answer</b>	A non mandatory site visit is available for all three sites on December 6, 2017 at 10:00 a.m. starting at Midpoint Toll Plaza facility, 1930 SE 23 <sup>rd</sup> Terrace, Cape Coral, FL 33990 this will be the only time to see the toll facilities.



**EXHIBIT A  
SCOPE OF SERVICES**

5.	Can fire hydrants be used for water supplies for pressure cleaning?
Answer	Fire hydrants are usually not acceptable because there is a backflow preventer needed for protection and a water meter needed for payment. These require special fittings so it better if a hose bib at the facility is used. The other option is a portable mobile unit with a tank (self-contained). The tank can be filled as needed from a hose as well.
6.	Due to the difficulty of measuring the Toll Facilities and Lanes, what is the estimated square footage?
Answer	No estimated footage, a site visit has been added.
7.	How would rust stains be compensated for, since the use of acid is required to remove rust stains?
Answer	Addendum 1 revised bid form was added. Line Item 6-60 Additional Items.

**BIDDER/PROPOSER IS ADVISED, YOU ARE REQUIRED TO ACKNOWLEDGE RECEIPT OF THIS ADDENDUM WHEN SUBMITTING A BID/PROPOSAL. FAILURE TO COMPLY WITH THIS REQUIREMENT MAY RESULT IN THE BIDDER/PROPOSER BEING CONSIDERED NON-RESPONSIVE.**

**ALL OTHER TERMS AND CONDITIONS OF THE SOLICITATION DOCUMENTS ARE AND SHALL REMAIN THE SAME.**



Donald Keith Raney, Procurement Analyst  
Lee County Procurement Management

**EXHIBIT A  
SCOPE OF SERVICES**



Procurement Management Department  
1500 Monroe Street 4<sup>th</sup> Floor  
Fort Myers, FL 33901  
Main Line: (239) 533-8881  
Fax Line: (239) 485-8383  
[www.lee.gov.com/procurement](http://www.lee.gov.com/procurement)

**Posted Date:** December 7, 2017

**Solicitation No.:** B170113DKR

**Solicitation Name:** Pressure Washing Services County Wide

**Subject:** Addendum Number 3


The following represents clarification, additions, deletions, and/or modifications to the above referenced bid. This addendum shall hereafter be regarded as part of the solicitation. Items not referenced herein remain unchanged, including the response date. Words, phrases or sentences with a strikethrough represent deletions to the original solicitation. Underlined words and bolded, phrases or sentences represent additions to the original solicitation.

**The bid opening was December 15, 2017 and has been extended to December 27, 2017**

1.	
<b>Statement</b>	<b>A REVISED BID FORM WILL BE RELEASED WITH ADDENDUM 4</b>

**BIDDER/PROPOSER IS ADVISED, YOU ARE REQUIRED TO ACKNOWLEDGE RECEIPT OF THIS ADDENDUM WHEN SUBMITTING A BID/PROPOSAL. FAILURE TO COMPLY WITH THIS REQUIREMENT MAY RESULT IN THE BIDDER/PROPOSER BEING CONSIDERED NON-RESPONSIVE.**

**ALL OTHER TERMS AND CONDITIONS OF THE SOLICITATION DOCUMENTS ARE AND SHALL REMAIN THE SAME.**

  
Donald Keith Raney, Procurement Analyst  
Lee County Procurement Management



## EXHIBIT A SCOPE OF SERVICES



Procurement Management Department  
1500 Monroe Street 4<sup>th</sup> Floor  
Fort Myers, FL 33901  
Main Line: (239) 533-8881  
Fax Line: (239) 485-8383  
[www.leegov.com/procurement](http://www.leegov.com/procurement)

**Posted Date:** December 11, 2017

**Solicitation No.:** B170113DKR

**Solicitation Name:** Pressure Washing for Lee County

**Subject:** Addendum Number 4

The following represents clarification, additions, deletions, and/or modifications to the above referenced bid. This addendum shall hereafter be regarded as part of the solicitation. Items not referenced herein remain unchanged, including the response date. Words, phrases or sentences with a strike/through represent deletions to the original solicitation. Underlined words and bolded, phrases or sentences represent additions to the original solicitation.

**See Addendum 4-Form 1a Bid/Proposal Form**

**NOTE: FAILURE TO USE AN ADDENDUMS REVISED BID/PROPOSAL FORM SHALL DEEM BIDDER NON-RESPONSIVE.**

**ATTACHMENT: Addendum 4-Form 1a-Bid/Proposal Form.**

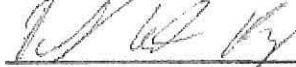
1.	On the pricing page, section 3A. Can you describe what the Maintenance of Traffic Lump Sum price is?
Answer	3A is the price for the cost of Maintenance of Traffic for the level of service the Tolls requires. This is the price per set up per the specifications under the Tolls category.
2.	Is there more information that could be provided to get a better understanding of categories 1,3 & 4?
Answer	There is no more information to present at this time.
3.	Could building names and addresses be provided?
Answer	By going to Lee County's website, <a href="http://www.leegov.com">www.leegov.com</a> The Departments portals give you access to buildings' addresses.
4.	The pricing is a square foot for the Tolls Facility?
Answer	Please see revised bid form
5.	What is the frequency of the Tolls?

**EXHIBIT A  
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Answer	Please see revised bid form
6.	What are the boardwalk locations?
Answer	Six Mile Cypress Slough Preserve Prairie pines preserve, galt preserve, wild turkey strand preserves and Caloosahatchee Creeks Preserve.
7.	
Statement	Section 3.3.3 in the Tolls Category has been deleted.

**BIDDER/PROPOSER IS ADVISED, YOU ARE REQUIRED TO ACKNOWLEDGE RECEIPT OF THIS ADDENDUM WHEN SUBMITTING A BID/PROPOSAL. FAILURE TO COMPLY WITH THIS REQUIREMENT MAY RESULT IN THE BIDDER/PROPOSER BEING CONSIDERED NON-RESPONSIVE.**

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Donald Keith Raney, Procurement Analyst  
Lee County Procurement Management

Addendum 4 REVISED Form 1a – Bid/Proposal Form (not applicable for CCNA solicitations)



Lee County Procurement Management  
**BID/PROPOSAL FORM**

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

Solicitation # **B170113DKR**

Solicitation Name \_\_\_\_\_

**Pressure Washing Services County Wide**

Having carefully examined the "Terms and Conditions", and the "Detailed Scope of Work", all of which are contained herein, propose to furnish the following which meet these specifications.

**Term Multi-year and Renewals**

The successful Bidder shall be responsible for furnishing and delivering to the Lee County requesting Department commodity or services on an "as needed basis for a one-year (1) period or as specified in the Scope of Work as per specifications. There will be an option to extend this contract as specified in the Scope of Work or specification upon approval of both the County and the vendor at the time of the extension or renewal.

Please include this page with your submission package.				
Section #	Description	Unit of Measure		Unit Cost
2	Category 1 Facilities	Square Foot		
3	Category 2 Tolls	Total Cost of 3-1 thru 3-26 \$		
	Award for Category 2 is based on Line Item 3 all Toll Booth Facilities collectively.	Cost of Cleaning	Times per Year	
3-1	Cape Coral Toll Facility Including Screen Enclosure, surrounding sidewalks, smoking area with pan roof and back lanai with pain roof		2	
3-1.1	Cape Coral Back of facility – concrete wall (facility side and top)		2	
3-2	Midpoint Memorial Toll Facility including loading dock, bumper wall, plant wall and hand		2	

**EXHIBIT A**  
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**EXHIBIT A**  
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	rails, including sidewalks handrails and bike rack			
3-3	Sanibel Toll Facility- Including Upper Level Screen Enclosure; Fuel Tank Platform on Second Stairwell; Rock Stair Walls (Both Sides); White vinyl fence in smoking area (inside and outside); Breezeway, both north and south stairs and handrails; intercom/elevator outside wall; including sidewalks surrounding facility		2	
3-4	Midpoint Screen Enclosures (2) including the surrounding sidewalks and handrails		2	
3-5	LeeWay Service Center Including Overhang and Surrounding sidewalks and handrails including screened in smoking area		4	
3-6	Cape Coral Toll Facility Warehouse		2	
3-7	Midpoint Toll Facility Storage Shed		2	
3-8	Cape Coral Toll Facility Canopy Area including the awning between the canopy and building, the columns, the steel/concrete bollards and gatorheads		2	
3-9	Midpoint Memorial Toll Facility Canopy Area including the columns, the steel/concrete bollards and gatorheads		2	
3-10	Sanibel Toll Facility Canopy Area including the columns, the steel/concrete bollards and gatorheads		2	
3-11	Cape Coral Toll Facility Traffic Lanes including the islands and yellow bollards and the knee walls between each lane.		4	
3-12	Midpoint Memorial Toll Facility Traffic Lanes including the islands and yellow bollards and the knee walls between each lane.		4	
3-13	Sanibel Toll Facility Traffic Lanes including the islands and yellow bollards and the knee walls between each lane.		4	

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3-14	Cape Coral Toll Facility Hand Wash All Toll Booths and Lane Equipment	2	
3-15	Midpoint Memorial Toll Facility Hand Wash All Toll Booths and Lane Equipment	2	
3-16	Sanibel Toll Facility Hand Wash All Toll Booths and Lane Equipment	2	
3-17	Lane Cleaning (Tar and Asphalt Removal) All Facilities	1	
3-18	Midpoint Toll Facility PVC Fence/(Pressure Clean Both Sides of Fence)	1	
3-18.1	Midpoint Toll Facility Building Dumpster/Fuel Tank enclosure (inside & outside)	2	
3-18.2	Midpoint Toll Facility Parking lot stains/car stops including side walks	1	
3-19	Sanibel Toll Facility Handrails and Stairs	2	
3-19.1	Sanibel Toll Facility Rock Stair Walls (both sides)	2	
3-19.2	Sanibel Toll Facility Parking Lot Stains and car stops (North & South)	1	
3-20	Cape Coral Building Dumpster Enclosure inside and outside,	2	
3-20.1	Cape Coral Toll Facility Smoking area with pan roof	2	
3-20.2	Cape Coral Toll Facility sidewalk area with flag pole and stone facility sign	2	
3-20.3	Cape Coral Toll Facility parking lot stains and car stops	1	
3-21	Midpoint Memorial Toll Facility Handrails and Stairs	2	
3-22	Mid Point Bridge Visual Wall including part of wall behind booth #4	2	
3-23	Mid Point Bridge Over Head Gantry and Cat Walk	2	
3-24	Cape Coral Bridge Handrails and Stairs	2	
3-25	Cape Coral Bridge Over Head Gantry and Cat Walk	2	

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**EXHIBIT A**  
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3-26	Cape Coral Visual Wall including part of wall behind booth 4		2	
3A	Category 2 Maintenance of Traffic	Lump Sum		
4	Category 3 Boardwalks and Nature Observation Areas	Square Foot		
5	Category 4 Buildings	Square Foot		
Note	<p>Category 5: Pricing is required for all stadiums collectively; all stadiums separately; each structure listed for each stadium and additional line items.</p> <p><b>Award for Category 5 is based on Line Item 6 all stadiums collectively. All additional line items shall be filled out for pricing purposes.</b></p>			
6	Category 5 Stadiums-all stadiums collectively	Lump Sum		
6-1	Spot Pressure Cleaning at any stadium facility	Square Foot		
6-2	Jet Blue Stadium as listed under 6.11 to 6.11.10	Structure		
6-3	Clean Main Stadium Light poles (6). Each one will be cleaned from top to bottom. Vendor will give price for 1 year warranty	Structure		
6-4	Clean Main Stadium Light poles (6). Each one will be cleaned from top to bottom. Vendor will give price for 2 year warranty	Structure		
6-5	Clean entire stadium white canopy top and bottom, including gutters. Vendor will give price for 1 year warranty.	Structure		

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6-6	Clean entire stadium white canopy top and bottom, including gutters. Vendor will give price for 2 year warranty.	Structure	
6-7	Clean all of JetBlue Park included but not limited to Seating Bowl, outside concrete skirt area, concourse area flat surface, coquina block to be cleaned with potable water and low pressure to remove cobwebs and surface dirt, clean flat surface in front and around side of merchandise shop, clean all sidewalks around outfield seating area, clean monster deck all levels and concrete floors and restrooms, all stairs, all roll up, canopies and awnings, all speakers, all gutters, JetBlue Tailfin, retired numbers. All areas are to be cleaned and rinsed thoroughly.	Structure	
6-8	Chemical clean/rinse all rolled roof areas of facility. This includes the cleaning of drains to the roof areas, including the Monster and elevator shaft, A/C areas, entire gift shop roof and all sides of air conditioning units. All 2 <sup>nd</sup> floor suites and porches, all areas to be cleaned and rinses thoroughly	Structure	
6-9	Clean exterior walls and roof of metal batting cage building, including gutters, all areas to be cleaned and rinsed thoroughly	Structure	
6-10	Clean the multi-purpose building exterior between 4 field complex, maintenance building including top and bottom of metal canopy, tops and bottoms of all metal canopies' located at the six back fields (includes dugout, scorers' table and row bleacher seating), all gutters. All areas to be cleaned and rinsed thoroughly.	Structure	
6-11	Clean all white fencing located throughout the facility	Structure	

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**EXHIBIT A**  
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6-12	Clean dumpster area walls inside and out, dumpsters, generator building walls and roof, all areas to be cleaned and rinsed thoroughly.	Structure
6-13a	Window cleaning on ground floor - <u>interior and exterior</u>	Square Foot
6-13b	Window cleaning that requires a lift - <u>interior and exterior</u>	Square Foot
6-14	Stadium Field Video Board and Daniels Road Video Board	Structure
<b>CENTURYLINK SPORTS COMPLEX</b>		
6-15	Centurylink Sports Complex as listed under 6.12 of the Specifications	Structure
6-16	Hammond Stadium	Structure
6-17	Softball buildings	Structure
6-18	Minor League Fields	Structure
6-19	Minor League Building	Structure
6-20	Academy	Structure
6-21	Maintenance Building	Structure
6-22	Baseball field 1 wall padding	Structure
6-23a	Window cleaning on ground floor- <u>interior and exterior</u>	Square Foot
6-23b	Window cleaning that requires a lift. - <u>interior and exterior</u>	Square Foot
6-24	Clean front entrance sign	Structure
<b>TERRY PARK STADIUM</b>		
6-25	<b>Terry Park Structures as described in 6.13</b>	Structure
6-26	Terry Park Structures	Structure
6-27	Administration Building	Structure
6-28	Annex	Structure
6-29	Extension Building	Structure
6-30	Front clubhouse	Structure
6-31	Small outside restroom building	Structure
6-32	Picnic pavilion	Structure
6-33	Garage	Structure

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6-34	Baseball Pavilion & concrete pad	Structure		
6-35	Stadium	Structure		
6-36	Baseball Concession Building	Structure		
6-36	Baseball restrooms	Structure		
6-37	Rear clubhouse	Structure		
6-38	New maintenance building	Structure		
6-39	Batting cage	Structure		
6-40	Plaza Concrete Walkway	Structure		
6-41a	Window cleaning on ground floor- <u>interior and exterior</u>	Square Foot		
6-41b	Window cleaning that requires a lift-- <u>interior and exterior</u>	Square Foot		
	<b>PLAYER DEVELOPMENT COMPLEX</b>			
6-42	Player Development Complex (5 Plex) Structures as described in 6.14	Structure		
6-43	Player Development Complex (5 Plex)	Structure		
6-44	Clubhouse	Structure		
6-45	Picnic pavilion (connected to clubhouse)	Structure		
6-46	Tower building (in the middle of the four fields)	Structure		
6-47	Restroom building between two fields	Structure		
6-48	Maintenance Building	Structure		
6-49	Indoor batting cage building	Structure		
6-50a	Window cleaning on ground floor	Square Foot		
6-50b	Window cleaning that requires a lift.	Square Foot		
	<b>CITY OF PALMS</b>			
6-51	City of Palms Park Structures as described in 6.15	Structure		
6-52	City of the Palms Park Structures:	Structure		
6-53	Stadium Building	Structure		
6-54	Maintenance Building	Structure		
6-55	Indoor Batting Cage Building	Structure		

Addendum 4 December 11, 2017

**EXHIBIT A**  
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6-56a	Window cleaning on ground floor	Square Foot		
6-56b	Window cleaning that requires a lift.	Square Foot		
6-57	<u>The main entrance area on the corner Broadway and Edison. On Edison Avenue, only the sidewalk area attached to the main entrance area.</u> On Broadway, the sidewalk from the main entrance north past the ticket booth and west gates and end at the SW corner of the batting cages.	Square Foot		
<b>TWIN BASEBALL ACADEMY</b>				
6-58	Ground Floor- Pressure Wash/Window Clean	Square Foot		
6-59	Second and Third Floor- Pressure Wash/Window Clean	Square Foot		
<b>ADDITIONAL ITEMS</b>				
6-60	Rust Treatment for sidewalks	Square Foot		

REVISED BID FORM 12/7/2017

**EXHIBIT A  
SCOPE OF SERVICES**



Procurement Management Department  
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Main Line: (239) 533-8881  
Fax Line: (239) 485-8383  
[www.leegov.com/procurement](http://www.leegov.com/procurement)

**Posted Date:** December 20, 2017

**Solicitation No.:** B170113DKR

**Solicitation Name:** Pressure Washing for Lee County

**Subject:** Addendum Number 5


The following represents clarification, additions, deletions, and/or modifications to the above referenced bid. This addendum shall hereafter be regarded as part of the solicitation. Items not referenced herein remain unchanged, including the response date. Words, phrases or sentences with a strikethrough represent deletions to the original solicitation. Underlined words and bolded, phrases or sentences represent additions to the original solicitation.

**NOTE: FAILURE TO USE AN ADDENDUMS REVISED BID/PROPOSAL FORM SHALL DEEM BIDDER NON-RESPONSIVE.**

1.	I have a question regarding the pricing page. For an example I'll use Jet Blue Park. Sections 6-1, 6-13a & 6-13b is a square foot number. How do I include that in the total stadium price for section 6-2?
Answer	Award for Category 5 is based on Line Item 5 all stadiums collectively. The line item pricing may not match the lump sum total of the stadiums due to the additional costs associated with pressure washing the structures separately at different times rather than pressure washing them at one time.

**BIDDER/PROPOSER IS ADVISED, YOU ARE REQUIRED TO ACKNOWLEDGE RECEIPT OF THIS ADDENDUM WHEN SUBMITTING A BID/PROPOSAL. FAILURE TO COMPLY WITH THIS REQUIREMENT MAY RESULT IN THE BIDDER/PROPOSER BEING CONSIDERED NON-RESPONSIVE.**

**ALL OTHER TERMS AND CONDITIONS OF THE SOLICITATION DOCUMENTS ARE AND SHALL REMAIN THE SAME.**

  
Donald Keith Raney, Procurement Analyst  
Lee County Procurement Management



**EXHIBIT B  
FEE SCHEDULE**

<i>Description</i>	<i>Cost</i>
Category 1 Facilities	\$0.15 per square foot
Category 4 Buildings	\$0.15 per square foot

## **EXHIBIT C INSURANCE REQUIREMENTS**

**Minimum Insurance Requirements:** *Risk Management in no way represents that the insurance required is sufficient or adequate to protect the vendors' interest or liabilities. The following are the required minimums the vendor must maintain throughout the duration of this contract. The County reserves the right to request additional documentation regarding insurance provided*

- a. **Commercial General Liability** - Coverage shall apply to premises and/or operations, products and completed operations, independent contractors, contractual liability exposures with minimum limits of:

- \$500,000 per occurrence
- \$1,000,000 general aggregate
- \$500,000 products and completed operations
- \$500,000 personal and advertising injury

- b. **Business Auto Liability** - The following Automobile Liability will be required and coverage shall apply to all owned, hired and non-owned vehicles use with minimum limits of:

- \$500,000 combined single limit (CSL)
- \$300,000 bodily injury per person
- \$500,000 bodily injury per accident
- \$300,000 property damage per accident

- c. **Workers' Compensation** - Statutory benefits as defined by FS 440 encompassing all operations contemplated by this contract or agreement to apply to all owners, officers, and employees regardless of the number of employees. Workers Compensation exemptions may be accepted with written proof of the State of Florida's approval of such exemption. Employers' liability will have minimum limits of:

- \$100,000 per accident
- \$100,000 disease limit
- \$500,000 disease – policy limit

\*The required minimum limit of liability shown in a; b; c; may be provided in the form of "Excess Insurance" or "Commercial Umbrella Policies." In which case, a "Following Form Endorsement" will be required on the "Excess Insurance Policy" or "Commercial Umbrella Policy."

## **EXHIBIT C INSURANCE REQUIREMENTS**

### **Verification of Coverage:**

1. Coverage shall be in place prior to the commencement of any work and throughout the duration of the contract. A certificate of insurance will be provided to the Risk Manager for review and approval. The certificate shall provide for the following:

- a. The certificate holder shall read as follows:

Lee County Board of County Commissioners  
P.O. Box 398  
Fort Myers, Florida 33902

- b. *“Lee County, a political subdivision and Charter County of the State of Florida, its agents, employees, and public officials”* will be named as an “Additional Insured” on the General Liability policy, including Products and Completed Operations coverage.

### **Special Requirements:**

1. An appropriate “Indemnification” clause shall be made a provision of the contract.
2. It is the responsibility of the general contractor to insure that all subcontractors comply with all insurance requirements.