

REQUEST FOR PROPOSAL (RFP)

Rev. 071726

Alpena Community College

College Park Apartments Building Exterior Cleaning & Power Washing

Release Date: Friday, July 17, 2026

Due Date: Monday, July 27, 2026 @ 2:00 p.m. (Local Time)

Pre-Bid Walk Through: Contact ACC Facilities Department to Schedule Appointment

1. PROJECT CONDITIONS

Alpena Community College (ACC) is soliciting proposals from qualified contractors to provide complete exterior cleaning and power washing services for the two (2) existing two-story College Park Apartment buildings located on ACC property.

The intent of this project is to restore the appearance of both buildings by removing dirt, algae, mildew, mold, cobwebs, insect nests, stains, oxidation, and general environmental buildup from all exterior surfaces.

The contractor shall furnish all labor, equipment, materials, lifts, ladders, water, detergents, supervision, safety equipment, and incidentals necessary to complete the project.

Contract Work Window: Contract Award through **August 9, 2026**

All work shall be coordinated with the ACC Facilities Department to minimize disruption to apartment residents and campus operations.

Contractors shall verify all existing site conditions before submitting proposals.

The contractor shall maintain safe access for residents, pedestrians, and emergency personnel throughout the project.

2. SCOPE OF WORK

The contractor shall provide, but is not limited to, the following:

- Complete exterior cleaning of both two-story apartment buildings
- Low-pressure soft washing or pressure washing methods appropriate for each surface
- Cleaning of all soffits
- Cleaning of all fascia boards
- Cleaning of all vinyl and composite siding
- Cleaning of all exposed brick surfaces
- Removal of dirt, grime, algae, mildew, mold, spider webs, insect nests, pollen, and environmental staining
- Cleaning around windows without damaging seals or finishes
- Removal of debris from ledges and architectural features
- Spot treatment of heavily stained areas
- Rinsing of all cleaned surfaces
- Protection of landscaping, sidewalks, doors, windows, light fixtures, HVAC equipment, and adjacent property
- Final inspection of all surfaces
- Complete cleanup of all project debris

The contractor shall provide all labor, equipment, lifts, water supply, detergents, safety equipment, traffic control, and incidentals necessary for a complete project.

3. TECHNICAL SPECIFICATIONS

All work shall meet or exceed accepted industry standards.

Cleaning Methods

Contractor shall utilize cleaning methods appropriate for each building material.

Soft washing techniques shall be used whenever necessary to prevent damage to siding, brick mortar, painted surfaces, windows, caulking, or building components.

High-pressure washing shall not be used where it could damage building materials.

Cleaning Solutions

Cleaning detergents shall be:

- Commercial grade
- Biodegradable
- Environmentally responsible
- Safe for adjacent landscaping when properly applied
- Effective for removal of mold, mildew, algae, and organic staining

Material Safety Data Sheets (SDS), if applicable, shall be available upon request.

Surface Protection

The contractor shall:

- Protect windows from damage
- Avoid forcing water behind siding or into wall assemblies
- Protect electrical equipment
- Protect exterior lighting
- Protect HVAC equipment
- Wet and protect landscaping as necessary
- Prevent runoff from entering occupied buildings

Best Practices

The contractor shall follow recognized industry best practices including:

- Perform a pre-work inspection with ACC Facilities.
- Use appropriate lift equipment where necessary.

- Utilize low-pressure application whenever practical.
- Test cleaning solutions in inconspicuous areas before full application.
- Avoid damage to painted finishes, caulking, sealants, and mortar joints.
- Remove all spider webs and insect nests from eaves and corners.
- Clean from the top of the structure downward.
- Thoroughly rinse all cleaning agents from building surfaces.
- Immediately report any existing building deficiencies observed during cleaning.
- Conduct a final walkthrough with ACC Facilities upon completion.

4. PROPOSAL REQUIREMENTS

Company Information

Include:

- Legal company name
- Company background
- Years of experience
- Experience with commercial or multi-family building washing
- Proof of General Liability Insurance
- Proof of Workers Compensation Insurance

Cost Proposal

(Use Bid Form Below)

Provide:

- Lump Sum Price for complete project
- Any optional pricing
- Estimated project duration
- Number of crew members
- Equipment to be utilized

References

Provide a minimum of three (3) similar commercial exterior cleaning projects completed within the past five (5) years.

Include:

- Owner
- Contact Person
- Phone Number
- Project Description

Additional Submittals

Include:

- Proposed cleaning methods
- Products to be utilized
- Project schedule
- Safety plan
- Equipment list

5. ALTERNATES

Bidders are encouraged to submit alternate options that may improve cleaning performance or long-term building appearance.

Alternates shall be clearly identified and separately priced.

Examples include:

- Protective surface treatment
- Water-repellent masonry treatment
- Gutter interior cleaning
- Window cleaning

- Exterior concrete sidewalk cleaning

ACC reserves the right to accept or reject any alternates.

6. SELECTION CRITERIA

Proposals will be evaluated using the following criteria:

Criteria	Points
Competitive Cost	50
Experience & Qualifications	30
Availability & Project Schedule	20

7. WALK THROUGH

Contractors are encouraged to visit the project site prior to submitting proposals.

To schedule a walkthrough, contact:

Kurt Konieczny

Director of Facilities Management

8. GENERAL CONDITIONS

ACC reserves the right to reject any or all proposals.

Selection shall be based upon overall value, not price alone.

Contractor shall comply with all OSHA regulations and applicable codes.

Certificate of Insurance shall be required prior to contract award.

Contractor shall be responsible for protecting all adjacent property.

Weather delays shall be coordinated through ACC Facilities.

ACC reserves the right to cancel the project at any time, with payment made only for work satisfactorily completed.

Refer to ACC Policy 5009 regarding Local Vendor Preference.

9. CLARIFICATIONS & QUESTIONS

All inquiries shall be submitted in writing to:

Kurt Konieczny

Director of Facilities Management

Konieczk@alpenacc.edu

Questions Due: Wednesday, July 22, 2026

Responses Issued By: Thursday, July 23, 2026

10. SUBMISSION INFORMATION

Submit proposals no later than:

2:00 PM (Local Time)

Monday, July 27, 2026

Submit electronically to:

kowalewl@alpenacc.edu

or deliver to:

Alpena Community College

665 Johnson Street

Alpena, MI 49707

Attention:

Lyn Kowalewsky

Controller – VLH 110

11. BIDDER CERTIFICATION

By submitting a proposal, bidder certifies compliance with Michigan Act 517 (Iran-Linked Business prohibition).

12. ACKNOWLEDGEMENT OF ADDENDA

List all addenda received or indicate N/A.

13. BID PROPOSAL FORM

BASE BID

Complete Exterior Cleaning of Two College Park Apartment Buildings

Total Lump Sum Bid: \$_____

ALTERNATES

Alternate #1: _____

Price: \$_____

Alternate #2: _____

Price: \$_____

Estimated Project Duration

Cleaning Products / Methods

NOTES

- Include all labor, materials, equipment, lifts, detergents, water, supervision, safety equipment, traffic control, and cleanup.
- Contractor shall verify field conditions prior to bidding.
- Contractor shall protect all building components and landscaping.
- Cleaning shall not damage siding, brick, mortar, windows, caulking, paint, or sealants.
- Contractor shall remove all project debris upon completion.
- Pricing shall remain valid for sixty (60) days.
- Work shall not proceed during unsuitable weather conditions.
- Final acceptance shall occur following inspection by ACC Facilities.

Bidder Signature: _____

Date: _____