



January 13, 2026

Addendum #1

BL105-25

Provision of Pressure Washing Services on an Annual Contract

Please see the summation below of questions and answers for the above-mentioned bid.

Q1: Will the awarded vendor provide their own water source?

A1: "Gwinnett County will furnish the water required for the work; however, some locations may require the vendor to provide a water tank, fill it up at another facilities, and transport it to the required location. The service provider is responsible for providing the necessary labor, materials, and equipment to transport the water from its source to the area of work"
(Page 2, Part A).

Q2: If a hydrant source is used, will Gwinnett County reimburse the service provider for hydrant metered water usage?

A2: Yes. If a hydrant source will be used, expected cost and gallons must be included in the individual quote for the project. Additional documentation will also be required as determined by the department to be included with the invoice.

Q3: Does BL105-25 cover only exterior work?

A3: No, some interior work may be required.

Q4: Will the caulking and masonry portion be awarded separately from the pressure washing portion?

A4: Please see revised bid schedule.

Q5: What is the minimum PSI for Hydro-blasting?

A5: 10,000psi and above shall be considered hydro blasting.

Q6: Are subcontractors also required to be E-Verified?

A6: Yes, however, it is the responsibility of the awarded vendor to ensure all subcontractors adhere to the requirements of this bid.

Q7: Are water reclamation and containment included as part of the necessary scope of work to be executed to meet OSHA established guideline requirements?

A7: The awarded service providers must adhere to OSHA and EPA guidelines.

Q8: Do chemicals need to follow any Eco-friendly guidelines?

A8: The awarded service provider(s) must adhere to OSHA and EPA guidelines. Additionally, please note Page 7, Section 2.1 of the Invitation to Bid regarding pollution protection.

Q9: Are there any city restrictions, county restrictions, or specific procedures to follow regarding environmental protection?

A9: The awarded service providers must adhere to OSHA and EPA guidelines.

Q10: Are there any "no clean" zones/areas?

A10: This will be determined on a project-by-project basis.

Q11: Can the County confirm the total square footage per building and the combined total square footage for all buildings included in this contract?

A11: Locations may be added, removed, or changed throughout the life of the contract. The total estimated square footage can be found in the bid schedule (Page 17).

Q12: Are the square footage quantities estimated or verified measurements?

A12: Locations may be added, removed, or changed throughout the life of the contract. The total square footage is estimated and may differ throughout the life of the contract.

Q13: Please confirm which areas are included in the scope of work (e.g., building exteriors, sidewalks, plazas, parking decks, loading docks, dumpster pads, covered walkways, concrete curbs, gutters, and parking lot).

A13: All applicable surfaces as requested at time of service including but not limited to areas mentioned above.

Q14: Will the County provide site maps, drawings, or prior service records to assist with pricing and planning?

A14: This information will be provided on a project-by-project basis after award.

Q15: Should invoices be submitted per building, per phase, or consolidated for the entire project?

A15: This will be determined based on project and department.

Q16: Is partial invoicing allowed for completed portions of work?

A16: This will be determined based on project and department.

Q17: What level of cost breakdown is required for invoicing (labor, materials, equipment, subcontractors)?

A17: The cost breakdown for invoicing must match the line items and cost on the bid tabulation.

Q18: Is there a preferred format for invoicing (digital PDF, online portal, hard copy)?

A18: Each department will provide direction on submitting invoices.

Q19: Are daily reports required, or only final documentation?

A19: This will be determined based on project and department.

Q20: Should documentation be submitted with each invoice or only upon request?

A20: With each invoice.

Q21: Who is responsible for reviewing and approving invoices?

A21: Designated department representative.

Q22: Is approval done per building or after all work is completed?

A22: This will be determined based on project and department.

Q23: What is the timeframe for invoice review and acceptance?

A23: "Payment will be made NET 30 from date of invoice under this contract and final acceptance by Gwinnett County. Any invoices showing discrepancies will be withheld from payment until full documentation is provided. Such documentation shall verify Service Provider's costs of equipment used and labor upon request of the County" (Page 8, Part C, Section 4.2).

Q24: Is there a bid tabulation or pricing summary available from the previous contract(s), including awarded vendor(s) and unit pricing?

A24: No, this is a new contract.

Q25: Is there an established budget range or engineer's estimate for this solicitation?

A25: Gwinnett County does not provide this information.

Q26: Are out-of-state companies eligible to bid, provided they are properly licensed and registered prior to award?

A26: Yes.

Q27: Will there be a second site visit before the close of bid?

A27: No.

Q28: Do service providers need to register as a vendor with Gwinnett County prior to submitting the bid or can the awarded vendor register after the contract is awarded?

A28: To streamline the process, it is recommended that each service provider submitting a bid, register as a vendor with Gwinnett County, prior to the contract being awarded.

Q29: Will there be a line item for the additional time that it takes to get through security each visit on property?

A29: No.

Q30: Is there a process that you want us to adhere to for use of fire hydrants?

A30: Obtain a meter from DWR to track usage.

Q31: How will invoicing be done for supplies needed for unique jobs? For example, exposed electrical areas.

A31: Additional supplies needed for a project must be approved in advanced by the designated department representative. Please see Section A, line item 6 and Section B, line item 6 of the revised bid schedule.

Q32: How will this contract be awarded?

A32: "Award will be made to the contractor(s) submitting the lowest responsive and responsible bid" (Page 1).

Q33: Will professional window cleaning be included in the scope of work or on a separate contract?

A33: On a separate contract.

Q34: Must the cleaning agents be biodegradable to ensure compliance with environmental and safety standards (EPA or OSHA guidelines)?

A34: The awarded service providers must adhere to OSHA and EPA guidelines. Compliance with EPA and OSHA shall be the responsibility of the service provider.

Q35: Should unit prices for square footage include all charges including labor and materials?

A35: Yes, proposed bid prices in the Bid Schedule will cover all labor, equipment, tools, chemicals, materials, and accessories required to complete the services proposed under this contract.

Q36: Can a line be added to the bid items 1, 2, & 3 to account for any indirect labor cost?

A36: Please see revised bid schedule.

This addendum should be acknowledged on Page 19 of the Service Provider Information Page.

Thank You,

Savannah Anderson
Purchasing Associate II

FAILURE TO RETURN THIS PAGE AS PART OF YOUR BID DOCUMENT MAY RESULT IN REJECTION OF BID.
REVISED BID SCHEDULE

Bidder submits the following lump sum/unit prices for "Pressure Washing Services on an Annual Contract" identified in the Bid Schedule as part of this bid:

| Bid Item | Description | Approx. Units Quantity | Unit Price | Total Price |
|-------------------------------------|---------------------------------------|-------------------------------|-------------------|--------------------|
| Section A - Pressure Washing | | | | |
| 1 | Cold Water Pressure Washing | | | |
| | Flat Surface - Area Basis | 357,000 SF | \$ | \$ |
| | Vertical Surface - Area Basis | 409,700 SF | \$ | \$ |
| | Buildings/Structures – Area Basis | 721,000 SF | \$ | \$ |
| 2 | Hot Water Pressure Washing | | | |
| | Flat Surface - Area Basis | 113,000 SF | \$ | \$ |
| | Vertical Surface - Area Basis | 125,500 SF | \$ | \$ |
| | Buildings/Structures – Area Basis | 390,228 SF | \$ | \$ |
| 3 | Soft Pressure Washing | | | |
| | Vertical Surface – Area Basis | 10,000 SF | \$ | \$ |
| | Horizontal Surface – Area Basis | 4,000 SF | \$ | \$ |
| 4 | Chemical Cleaning Accessories | | | |
| | Detergent | 1,367 GAL | \$ | \$ |
| | Chlorine Bleach | 1,317 GAL | \$ | \$ |
| | Degreaser | 825 GAL | \$ | \$ |
| 5 | Abrasive Cleaning Accessories | | | |
| | Sand/Silica | 1,020 LBS | \$ | \$ |
| | Baking Soda | 1,270 LBS | \$ | \$ |
| | Other | 825 LBS | \$ | \$ |
| | Hourly | 335 HR | \$ | \$ |
| 6 | Materials mark-up (Not to exceed 10%) | \$16,000.00 | | |

COMPANY NAME _____

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REVISED BID SCHEDULE CONTINUED**

| Bid Item | Description | Approx. Units Quantity | Unit Price | Total Price |
|-----------------------------------|--|------------------------|------------|-------------|
| Section B – Clean and Seal | | | | |
| 1 | Caulking | | | |
| | Labor for caulking per linear ft. | 7,500 LFT | \$ | \$ |
| 2 | Joint sealant with backer rod | | | |
| | Labor for joint sealant per linear ft. | 12,700 LFT | \$ | \$ |
| | Replace window gaskets/sealant | 2,400 LFT | \$ | \$ |
| 3 | Masonry sealer | | | |
| | Labor for masonry sealer per linear ft. | 125,000 SF | \$ | \$ |
| | Chemicals not listed in Cost tabulation markup(<15%) | \$5,000.00 | \$ | \$ |
| | Painting/ minor repairs (solely to assist with Clean and Seal Portion of contract), hourly | 3,000 HR | \$ | \$ |
| 4 | Pressure Washing (solely to assist with “clean and seal” portion of contract) | 140,000 SF | \$ | \$ |
| | Soft Washing | 10,000 SF | \$ | \$ |
| 5 | Rental of Access equipment, (preapproval required) aerial lifts, scaffolding or similar equipment, not to exceed 10% | \$197,000.00 | | |
| 6 | Materials mark-up (Not to exceed 10%) | \$16,000.00 | | |
| TOTAL | | | \$ | |

NOTE: Unit prices for square footage should include all charges including labor and materials.

The pressure washing services on the clean and seal portion of this contract are solely for clean and seal purposes. All other pressure washing services will be covered under the pressure washing portion of this contract.