

Residential Facilities Summer Cleaning, Painting, & Pressure Washing Scope Of Work-RFQ0005-2025

Deep Cleaning, Painting, & Pressure Washing Services for the following facilities:

- **Sampson Hall**
- **Young Hall**
- **FAMU Village East**
- **FAMU Village West**
- **FAMU Towers North**
- **FAMU Towers South**
- **Palmetto South Apartments**
- **Palmetto Street Phase III Apartments**
- **Rattler Pointe Apartments**
- **Venom Landing**

Questions pertaining to this project

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Post date: Friday, May 23, 2025

Closing date: Friday, May 30, 2025- 4:00 PM

Contract will be award for three years; RFQ Pricing will be for Summer 2025, Summer 2026, & Summer 2027.

2.6 DESCRIPTION

2.6.1 University Housing has three (3) complete apartment complexes that will require detailed cleaning as indicated below:

Rattler Pointe Apartments

- Rattler Pointe Apartments consist of five (5) buildings with single, double, and triple bedroom apartments. The double bedroom apartments consist of two (2) bedrooms and one (1) bathroom.

Rattler Pointe Bldg. A (40) 2 bedrooms/ 2 bath units; 30,000 ft²

Rattler Pointe Bldg. A (12) 1 bedroom/ 1 bath units; 6,600 ft²

Rattler Pointe Bldg. B (24) 3 bedrooms/ 3 bath units; 9,240 ft²

Rattler Pointe Bldg. C (42) 3 bedrooms/ 3.5 bath units; 18,186 ft²

Rattler Pointe Bldg. D (116) 2 bedrooms/ 2 bath units; 87,750 ft²

Net Square Ft. 151,776

Palmetto Street South Apartments

- Palmetto Street South Apartments consist of two (2) buildings with single bedroom apartments and two (2) buildings with double bedroom apartments. The single bedroom apartments consist of four (4) single bedrooms and two (2) bathrooms. The double bedroom apartments consist of three (3) double bedrooms and two (2) bathrooms.

Single bedroom apartments 29

Double bedroom apartments 40

Total Bedrooms 236

Net Square Ft. 75,754

Palmetto Street Phase III Apartments

- Palmetto Street Phase III Apartments consist of two (2) buildings with single bedroom apartments and two (2) buildings with double bedroom apartments. The single bedroom apartments consist of four (4) single bedrooms and two (2) bathrooms. The double bedroom apartments consist of three (3) double bedrooms and two (2) bathrooms.

Single bedroom apartments 35

Double bedroom apartments 36

Total Bedrooms 248

Net Square Ft. 72,765

All apartments consist of: Entrance Door, Living Room, Dining Area, Kitchen, Bathrooms, Closets, and Hallways. Additionally, Palmetto Street North and South Apartments have a common building with a lobby, activities room, laundry room, computer lab and two offices; Palmetto Street Phase III Apartments have a common building with a lobby, activities room, laundry room, computer lab, conference room, and two offices.

- 2.6.2** University Housing has (2) two traditional residential facilities that will require detailed cleaning as indicated below:

Sampson Hall and Young Hall

- Sampson Hall is a five (5) floor co-ed facility consisting of single and double bedrooms. There are two (2) lobbies on the ground floor and a unisex bathroom. Additionally, there are two (2) offices, a computer lab, and a laundry room. There is one (1) community bathroom on each floor.
- Young Hall is a four (4) floor co-ed facility consisting of single and double bedrooms. On the ground floor, there is a lobby, a unisex bathroom, an office, a computer lab, and a laundry room. There is one (1) community bathroom on each floor.

TRADITIONAL FACILITIES SQUARE FOOTAGE

Sampson Hall Net Square Footage	23,333
Young Hall Net Square Footage	20,899

The housekeeping requirements for traditional residential facilities consist of thorough cleaning of bedrooms, offices, lobby, hallways, laundry room, stairways, window, doors, and bathrooms.

- 2.6.3** University Housing has three (3) suite style residential facility that will require detailed cleaning as indicated below:

FAMU Village

FAMU Village is a six (6) floor two (2) tower facility with:

- Two (2) single bedrooms and one (1) bathroom suites (FAMU Village has 388 two-bedroom suites)
- One (1) single bedroom and one (1) bathroom suites (FAMU Village has 20 one-bedroom suites)

FAMU Towers

FAMU Towers is a three (3) floor two (2) tower facility with:

- North Towers (7) single bedrooms and one (1) bathroom suites (FAMU North has 175 two-bedroom suites)
- South Towers (7) single bedroom and one (1) bathroom suites (FAMU South has 175 two-bedroom suites)

Venom Landing

Venom Landing is a three (3) floor two (2) tower facility with:

- North Towers (7) single bedrooms and one (1) bathroom suites (FAMU North has 175 two-bedroom suites)
- South Towers (7) single bedroom and one (1) bathroom suites (FAMU South has 175 two-bedroom suites)

Suite style facilities square footage

FAMU Village East and West Net Square Footage	244,722
FAMU Towers North and South Net Square Footage	160,000
Venom Landing Net Square Footage	160,000

2.6.4 Apartment Facilities General and Deep Cleaning specifications

A. Entrance Door

- Clean door inside and out
- Clean threshold and door facings

B. Living Room and Dining Areas

- Clean closet and door housing A/C unit and A/C unit vent/door
- Clean walls and all ceiling that are not acoustic (popcorn) ceiling
- Clean blinds, windows, and windowsills
- Clean baseboards
- Clean pantry
- Dust and polish furniture
- Steam clean upholstered furniture (deep cleaning only)
- Remove all spider webs from ceilings and walls
- Clean dining room table and chairs
- Clean coffee table
- Sweep and mop floors
- Strip and wax (deep cleaning only)
- Remove and clean mildew

C. Kitchen

- Clean walls and ceiling
- Clean light globes and A/C vent
- Clean stove and hoods (stove includes oven, drip pans, broiler, and grease filter)
- All grease pans and filters will be discarded and replaced after deep cleaning.
- Clean countertop and sinks
- Defrost, clean refrigerator inside and out, and vent; pull out from wall and clean under and behind it.
- Clean cabinets inside and out
- Clean trashcan
- Remove all spider webs from ceilings and walls
- Clean behind, on top, and under all appliances not mounted to the floor
- Clean vents, doors and, walls
- Remove and clean mildew
- Sweep and mop floors
- Strip and wax (deep cleaning only)

D. Bathrooms

- Clean HVAC vents, light globe, and walls
- Clean exhaust vent, cover and fan
- Clean vanity inside and out
- Clean mirrors, sinks, commodes, bathtubs showers, walls and towel rack
- Sweep and mop floors, scrub all tile floors
- Clean baseboards
- Clean trashcans
- Clean doors
- Remove all spider webs from ceilings and walls
- Clean walls and ceiling
- Remove and clean mildew

E. Bedrooms

- Clean ceiling, A/C vent, light globes, and walls
- Clean blinds, windows, and windowsills, door and door facing
- Clean bed frames, desk (inside and out), dresser (inside and out), chairs, closet and closet doors, and trashcans
- Wipe down mattresses on both sides with disinfectant
- Clean baseboards
- Restore all furniture in original configuration
- Remove all spider webs from ceilings and walls
- Clean upholstered furniture
- Remove and clean mildew
- Sweep and mop floors strip and wax (deep cleaning only)

F. Hallway

- Sweep and mop floor
- Strip and wax (deep cleaning only)
- Clean walls and ceiling
- Clean light globes
- Remove all spider webs from ceilings and walls
- Remove and clean mildew

G. Pressure Wash All housing facilities-building exterior, walkways, breezeways, and stairwells; Prep for painting.

- Pressure washing requirements for apartments include: exterior of buildings, hallways, sidewalks, breezeways and stairs. Contractor must seal doors to prevent water intrusion into the apartments during pressure washing. Surfaces should be pretreated and pressure washed with chemical composition of sodium metasilicate and sodium phosphate, tribasic or a chemical compound of sodium metasilicate pentahydrate and alcohol ethoxylate.
Contractor must secure an industrial lift for this part of the project.
- As part of proper painting preparation, pressure wash the areas that require it.

2.6.5 Special notes

1. All surfaces to include furniture upholstery must be cleaned using a chemical compound that meet the minimum supply composition
2. All contractors must have insurance
3. All contractors must be accompanied by Housing staff members
4. Contractors will restore all furniture to its original location that is moved for cleaning purposes
5. Contractors' employees must be professional at all times to include uniforms and/or name tags
6. RA spaces will be available 48 hours after the advertised start date and time
7. Housing reserves the right to dictate order of cleaning
8. Contractor should view model for acceptable standard
9. In the event of a multiple year contract subsequent cleaning schedules will be provided once facility use has been determined for the academic year
10. Pressure washing and upholstery cleaning should be included in the bid total
11. All tiled floors should be stripped and waxed with a minimum of 5 coats of wax to include a sealer.

2.7 Traditional Facilities Deep Cleaning Specifications

A. Entrance Doors

- Clean doors inside and out
- Clean threshold and door facings
- Clean sidewalks leading into the buildings
- Remove and clean mildew

B. Lobbies

- Clean all doors with glass
- Sweep, mop, scrub, and wax floors
- Clean baseboards
- Dust and polish furniture
- Clean blinds, windows and sills
- Clean ceilings and walls
- Remove and clean mildew
- Steam clean upholstered chairs

C. Bedrooms

- Clean ceiling, A/C vent, light globes, and walls
- Clean blinds, windows, and windowsills, door and door facing
- Clean bed frames, desk (inside and out), dresser (inside and out), chairs, closet and closet doors, and trashcans
- Wipe down mattresses on both sides with disinfectant
- Clean baseboards
- Restore all furniture in original configuration
- Remove all spider webs from ceilings and walls

- Steam clean upholstered furniture
- Remove and clean mildew
- Strip and wax floors
- Shampoo and steam clean carpet where applicable

D. Bathrooms

- Clean and sanitize mirrors, sinks, commodes, bathtubs showers, walls and towel rack
- Clean and sanitize floors, scrub all tile floors
- Clean baseboards
- Empty and clean trashcans
- Dust ceilings and light globes
- Clean exhaust vents and covers
- Remove and clean mildew

E. Hallway and stairwells

- Sweep, mop, strip, and wax floor
- Sweep and mop steps
- Clean baseboards
- Clean water fountains
- Clean windows, blinds, and sills
- Dust handrails
- Clean walls and ceiling
- Clean light globes
- Remove and clean mildew

F. Exterior sidewalks

- Pressure wash all sidewalks

2.7.1 Special Notes 2:

1. Pressure washing and upholstery cleaning should be included in the bid total
2. All surfaces to include furniture upholstery must be cleaned using a chemical compound that meet the minimum cleaning supply composition
3. All tiled floors should be stripped and waxed with a minimum of 5 coats of wax to include a sealer.
4. All contractors must have insurance
5. All contractors must be accompanied by Housing staff members
6. Contractors will restore all furniture to its original location that is moved for cleaning purposes
7. Contractors' employees must be professional at all times
8. RA spaces will be available 48 hours after the advertised start date and time
9. Housing reserves the right to dictate order of cleaning
10. The University has a right to add and/or subtract any amount of square footage to be included in the cleaning and pressure washing scope.

11. Contractor should view model for acceptable standard
12. In the event of a multiple year contract subsequent cleaning schedules will be provided once facility use has been determined for the academic year

2.8 Suite Facilities Deep cleaning specifications

A. Entrance Door

- Clean door inside and out
- Clean threshold and door facings
- Clean sidewalks leading into the buildings

B. Lobby and multi-purpose rooms

- Clean all doors inside and out
- Sweep and scrub tile floors
- Clean, sanitize, and steam clean carpet
- Clean baseboards
- Dust and polish furniture
- Steam clean upholstered furniture
- Clean blinds, windows, and sills
- Clean ceilings and walls

C. Computer labs

- Clean all doors inside and out
- Clean, sanitize and steam clean carpet
- Steam clean upholstered furniture
- Clean baseboards
- Dust and polish furniture
- Clean windows and sills
- Clean ceilings and walls

D. Community Rooms

- Clean all doors inside and out
- Clean, sanitize and steam clean carpet
- Steam clean upholstered furniture
- Clean baseboards
- Dust and polish furniture
- Clean windows and sills
- Clean ceilings and walls

E. Offices

- Clean all doors inside and out
- Clean, sanitize and steam clean carpet
- Steam clean upholstered furniture
- Clean baseboards

- Dust and polish furniture
- Clean windows and sills
- Clean ceilings and walls

F. Game Rooms

- Clean all doors inside and out
- Sweep and soft scrub tile floors (glaze coating only)
- Steam clean upholstered furniture
- Clean baseboards
- Dust and polish furniture
- Clean windows and sills
- Clean ceilings and walls

G. Bedrooms

- Clean ceiling, A/C vent, light globes, and walls
- Clean blinds, windows, and windowsills, door and door facing
- Clean bed frames, desk (inside and out), dresser (inside and out), chairs, and wardrobes
- Wipe down mattresses on both sides with disinfectant
- Clean baseboards
- Restore all furniture in original configuration
- Remove all spider webs from ceilings and walls
- Steam clean upholstered chairs (one per room)
- Remove and clean mildew
- Sweep, strip and wax floors

H. Bathrooms

- Clean and sanitize mirrors, sinks, commodes, bathtubs showers, walls/stalls and towel rack
- Clean and sanitize floors; scrub tile floors
- Clean baseboards
- Empty and clean trashcans (six public bathrooms only)
- Dust ceilings and light globes
- Clean exhaust vents and covers

I. Hallway and stairwells

- Sweep scrub floors. **Do not wax floors**
- Sweep and mop steps
- Clean baseboards
- Clean water fountains
- Clean windows, blinds, and sills
- Dust handrails
- Clean walls and ceiling