



City of Raleigh

Request for Proposals #: 274- 446-RP-PD-PowerWash-2026

Title: Power Washing for COR Parking Decks 2026

Proposal Due Date and Time: July 7, 2026 at 5:00p

ADDENDUM NO. 1

Issue Date: June 26, 2026

Issuing Department:

Direct all inquiries concerning this RFP to:

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Parking Manager

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City of Raleigh
Addendum 1 to RFP 274- 446-RP-PD-PowerWash-2026

Issue Date: June 26, 2026

To: All Proposers

This Addendum, containing the following additions, clarifications, and/or changes, is issued prior to receipt of proposal packages and does hereby become part of the original RFP documents and supersedes the original RFP documents in case of conflict.

Receipt of this addendum must be acknowledged by signing in the area indicated below. Please make the follow additions, clarifications, and/or changes to the RFP as listed below and **sign and return this addendum with your proposal package.**

Section 4 Scope of Services

Item 2 of Section 4 – Scope of Services is hereby revised to read as follows:

2. Power wash all drive paths, entrance ways, parking stalls, interior doors, interior stairwells and landings, walkways, walls, ceilings, railings, bollards, columns, lights, signage, sidewalks, payment areas, and waste receptacles. The Contractor shall determine where ceiling cleaning is necessary based on the condition of the surfaces and their professional judgment. Ceiling areas exhibiting visible dirt, grime, organic material, cobwebs, or other unsightly staining are expected to be cleaned as part of the work.

Item 19 of Section 4 – Scope of Services is hereby revised to read as follows:

19. The Contractor shall not assign this contract or subcontract any portion of the work without the express written consent of the City of Raleigh. Any subcontractors proposed at the time of bid submission shall be identified in the proposal, along with the scope of work to be performed and the associated costs. The Contractor shall remain fully responsible for the performance of all work under the contract.

The following Item 30 is added to Section 4 – Scope of Services:

30. The Contractor shall make a reasonable effort to remove any visible graffiti. The Contractor may use their discretion as to what method is used in removal efforts based on the surface type and the associated best practices.

The following Item 31 is added to Section 4 – Scope of Services:

31. Elevator interiors are excluded from the scope of work and shall not be cleaned. Exterior elevator doors and adjacent surfaces are included in the scope of work. Contractors shall use appropriate care when cleaning around elevator call buttons and other electronic equipment.

Questions and Answers

1. Is there a preferred cleaning method, ride-on vs walk behind surface cleaners?
Answer: There is no preferred cleaning method. The method of cleaning is deferred to the contractor and their expertise.
2. Are parking decks intended to be swept prior to cleaning?
Answer: The Contractor may use their professional judgment to determine whether sweeping or other pre-cleaning activities are necessary prior to pressure washing.
3. What are the expected working hours? The RFP mentions early morning, late nights, weekends — will there be any restrictions per deck? Will all six decks need to be completed within a specific overall timeframe, or will the City schedule them sequentially?
Answer: Contractors should expect to perform the services as the RFP outlines, that being early in the morning, late at night, or during weekends and holidays so to minimize any interruptions of parking operations. The scheduling of the pressure washing will be determined between the City and the awarded contractor.
4. At the bid meeting, the attendees discussed soft washing areas that do not appear to be explicitly addressed in the current RFP document. For example, should soft washing elevator be included? If so, which surfaces are included (doors, cab interior, glass panels, metal frames, flooring)? Are there restrictions on chemicals or pressure levels inside elevator cabs given the enclosed electrical environment? Will elevator operations be suspended during cleaning?
Answer: Elevator interiors are excluded from the scope of work and shall not be cleaned. Exterior elevator doors and adjacent surfaces are included in the scope. Contractors shall use appropriate care when cleaning around elevator call buttons and other electronic equipment.
5. At the bid meeting, it was mentioned that the expectation was to soft wash the metal and glass surfaces in the stairwells in addition to the standard pressure washing of the stairwell floor and landings already reference in section 4. Please confirm or not if that is the expectation.
Answer: Yes, they are expected to be cleaned as part of the work. The Contractor may use their discretion to determine the most appropriate cleaning methods and practices for addressing these conditions.
6. Graffiti removal was also mentioned at the bid meeting. Please confirm if it should be included in the base scope of services or should it be listed as optional/as-needed add-on? If included, are there surface type restrictions (painted concrete, metal, glass, coated surfaces) that affect approved removal methods?
Answer: Yes. Graffiti removal shall be included in the base scope of services. The Scope of Services section will be revised by addition of a corresponding line item that will be added through this addendum.

7. At the bid meeting, there were references to using a hydrant hook up for water supply. Is this something that would need to be coordinated with the fire department or require a permit from the City?

Answer: The City offers hydrant meter rentals through the Raleigh Water Department. Information regarding eligibility, fees, applications, and program requirements can be found on the Raleigh Water Hydrant Meter Rental webpage. Contractors are responsible for obtaining all required approvals, permits, equipment, and paying any associated fees for hydrant use.

8. Can multiple decks be worked simultaneously, or must they be done one at a time?

Answer: The sequence and scheduling of work, including whether parking decks are cleaned simultaneously or individually, will be determined jointly by the City and the awarded Contractor based on operational needs and project logistics.

9. Will parking operations be partially or fully suspended during cleaning at each deck?

Answer: To minimize disruptions to parking operations, the City will partially suspend parking only on the deck levels where work is actively being performed while maintaining public access to all other levels. When work reaches the lowest level, or any level containing the deck's primary entrance and exit points, the City may temporarily suspend parking operations as necessary to facilitate the safe and efficient completion of the work.

10. Who coordinates access and will a City representative be on-site during work?

Answer: Access to the work sites and specific work areas will be coordinated between the City and the awarded Contractor prior to and throughout the performance of the work.

11. What are the sanitary sewer access points for wastewater discharge at each deck, and will the City provide access/keys?

Answer: There are no sanitary sewer access points available for wastewater discharge within any City of Raleigh parking decks; therefore, no access or keys will be provided. The Contractor shall be responsible for recovering, managing, and disposing of all wastewater in accordance with applicable local, state, and federal regulations and the City of Raleigh Stormwater Management Plan. The method of wastewater recovery and disposal shall be determined by the Contractor.

12. Are there any areas with known heavy oil or chemical buildup that would require extended dwell time or specialty degreasers?

Answer: Due to the nature of these structures and their use for automobile parking, certain areas may contain significant accumulations of oil, grease, coolant, and other automotive fluids. The extent and location of these accumulations will vary throughout the facilities. The City recognizes that different conditions may require different cleaning methods and products and therefore defers to the Contractor's expertise in determining the appropriate degreasers, specialty chemicals, and cleaning practices necessary to achieve the required results.

13. The RFP says "ceilings where needed"; who determines necessity, the Contractor or the City inspector?

Answer: The Contractor shall determine where ceiling cleaning is necessary based on the condition of the surfaces and their professional judgment. However, the

expectation is that any ceiling areas exhibiting visible dirt, grime, organic material, cobwebs, or other unsightly staining be cleaned to the best of the Contractor's ability.

14. Are waste receptacles to be cleaned in place or can they be relocated temporarily?

Answer: This is left up to the Contractor's discretion.

15. What is the definition of "unsatisfactory" for the walkthrough; is there a written standard or checklist?

Answer: The City does not maintain a separate written standard or inspection checklist beyond the requirements set forth in the solicitation documents. The City recognizes that certain stains and surface conditions may not be fully removable through standard cleaning methods or within the scope of this contract. The expectation is that the Contractor will use commercially reasonable efforts and industry-standard practices to address all identified cleaning areas. If the City determines that obvious accumulations of oil, visible graffiti, dirt, debris, or other unclean conditions have been left unaddressed, the Contractor may be required to return and re-clean the affected area.

16. Does the 10-business-day re-clean provision apply per area or does the entire deck need to be re-done?

Answer: It will be per area.

17. How many EV chargers and payment kiosks are in each deck? Should these be masked/covered before washing begins, and if so, by whom?

Answer: The EV charging stations and parking access/payment kiosks are weather-resistant and routinely exposed to the elements. Contractors are asked to avoid directly spraying these devices with pressure washing equipment and to exercise appropriate caution when cleaning adjacent areas.

18. Will the contract be a one-time completion contract or is there potential for a recurring annual term?

Answer: This will be a one-time completion contract.

19. What is the approximate square footage of each of the six parking structures listed in the RFP? (Cabarrus, City Center/Red Hat, Moore Square, Performing Arts, Convention Center/Charter Square Underground, and Wilmington Street Station)

Answer: Please refer to the RFP Section 4 page 15 for approximate square footage and space counts for the decks above.

20. Is there a water supply connection available at each parking deck for contractor use, or will the contractor be required to bring their own water supply?

Answer: Please refer to the RFP Section 4 pages 15-16 for water supply information.

21. What is the preferred or required method for wastewater reclamation and disposal — does the City have a specific system or standard they require contractors to use, or is it left to the contractor's discretion as long as it complies with the Stormwater Management Plan?

Answer: The City does not require a specific wastewater recovery or disposal method. The selection of equipment and procedures is left to the Contractor's discretion, provided all wastewater is recovered and disposed of in compliance with the Stormwater Management Plan and applicable regulations.

22. Are all six decks expected to be cleaned on the same schedule, or will each deck have an individual cleaning schedule negotiated separately?
Answer: Each deck will have an individual cleaning schedule that will be negotiated separately.
23. What is the anticipated contract term length, and how frequently are cleanings expected to be performed annually?
Answer: This contract is for a one-time service. The awarded Contractor shall complete the work described in the scope of services, and no recurring services will be required.
24. Can you provide the previous pricing for these services? Any information would be appreciated.
Answer: The City is not aware of any comprehensive interior pressure washing of City of Raleigh parking decks having been performed within the past 15 years. As a result, historical pricing or performance data is not available.
25. Can you provide a list of the closest sanitary sewer discharge locations to all the parking decks being quoted for washing?
Answer: There are no sanitary sewer access points available for wastewater discharge within any City of Raleigh parking decks.
26. Does the scope cover any ground level parking spaces outside the covered footprint of the parking deck structure?
Answer: The only areas outside the covered footprint of the parking structures are the entrance and exit drive paths leading into and out of the facilities, such as the extended approach ramps at the Moore Square and Wilmington Street Station parking decks.
27. For the Wilmington Street Deck - Should the walkways adjacent to the deck be quoted?
Answer: The scope of services only refers to the interior of the decks and the drive paths. Walkways adjacent to the decks should not be included in the quote.
28. For the Moore Square Deck - What hours does the bus line operate? Does the wash quote need to include the sidewalk areas at the bus station on the parking deck's ground level?
Answer: The transit station and associated sidewalk areas are not included in the scope of work and should not be included in the proposal. The requested services apply only to the parking structure itself. Accordingly, the operating hours of the transit station are not relevant to this solicitation.
29. City Center/Red Hat Deck - Will we have access to the gated service area entrance? Is there a sanitary sewer discharge in the gated service area? Are the concrete person walkways connecting several stories of the two decks included in the wash scope? If so, is water reclaiming required in these small sections if these walkways are washed with water only?
Answer: No, the gated service area is not included in the scope of services and access to that area will not be required. There are no sanitary sewer access points within any City of Raleigh parking decks. Additionally, the pedestrian walkways connecting the parking structures to adjacent buildings are excluded from the scope of work and do not require cleaning or wastewater recovery.
30. Convention Center/Charter Square Deck - Does this deck have a certified, active commercial air exchange HVAC system capable of handling exhaust fumes?
Answer: Yes.

31. Cabarrus Deck - There is some kind of finish on top of the concrete between P1 and P2, is this an asphalt-based finish? Does this deck include the portion that is accessed from 400 Gale Street?
- Answer: Yes, there is an asphalt-based surface treatment located between Levels P1 and P2. If the question is referring to the entrance and exit area located at the southwest corner of the deck adjacent to 400 Gale Street, that area is included in the scope of work. However, the Duke Energy service area located north of the Gale Street entrance/exit is excluded from the scope.
32. Performing Arts Deck - Is there a sanitary sewer discharge anywhere on this block? If so, where is it located?
- Answer: There are no sanitary sewer access points within any City of Raleigh parking decks.
33. Can contractors hook up to the fire hydrants?
- Answer: The City offers hydrant meter rentals through the Raleigh Water Department. Information regarding eligibility, fees, applications, and program requirements can be found on the Raleigh Water Hydrant Meter Rental webpage. Contractors are responsible for obtaining all required approvals, permits, equipment, and paying any associated fees for hydrant use.
34. How many days did the last vendor take to finish a deck cleaning?
- Answer: The City is not aware of any comprehensive interior pressure washing of City of Raleigh parking decks having been performed within the past 15 years. As a result, historical pricing or performance data is not available.
35. The membrane on Cabarrus Parking Deck could be soft washed, but tire tracks and other various stains would likely not be completely removed. Would the City still like for the membrane to be cleaned?
- Answer: The City recognizes that certain stains and surface conditions may not be fully removable through standard cleaning methods or within the scope of this contract. The expectation is that the Contractor will use commercially reasonable efforts and industry-standard practices to address all identified cleaning areas. Any concerns regarding conditions that cannot be adequately addressed through standard cleaning methods should be communicated to the City's designated point of contact.
36. Are there sanitary drain locations within the deck structures? Where are they located? Can they be hooked up to reclamation equipment?
- Answer: There are no sanitary sewer access points available for wastewater discharge within any City of Raleigh parking decks. The Contractor shall be responsible for recovering, managing, and disposing of all wastewater in accordance with applicable local, state, and federal regulations and the City of Raleigh Stormwater Management Plan. The method of wastewater recovery and disposal shall be determined by the Contractor.
37. Can vendor tap into standpipes? If they can, do they need to use a meter to monitor water usage?
- Answer: Available water sources vary by facility. City staff do not recommend relying on FDC standpipes as they were not designed for pressure washing operations. Existing parking maintenance contractors have successfully utilized

the hose bibs located throughout most facilities or the Contractor can utilize the Hydrant Meter Rental program mentioned above.

38. If the drain locations are within locked rooms, will they have access to those areas? How will they be accessed?

Answer: There are no viable drain locations within locked rooms.

39. Regarding the roll-up doors in convention center garage, do those close at a certain time? If not, can we place signage for the crews to notify them not to cross that boundary?

Answer: The roll-up doors within the Convention Center Garage are fire doors and operate in accordance with the building's fire protection system. Contractors should not assume that these doors will remain open or closed at specific times. Signage may be used to identify areas that are excluded from the scope of work and should not be cleaned.

40. Are the fire alarms photoelectric? Steam from power washing will cause those to trip. Is there a possibility of deactivating them during servicing?

Answer: Steam and mist generated during pressure washing may trigger the fire alarm system. As no previous large-scale interior pressure washing has been conducted within these facilities, the City has no historical information regarding the frequency or extent of such activations. Coordination with the City may be required to mitigate impacts to building operations during the work.

41. Where to stop cleaning at the top of the decks? Such as the Cabarrus Parking Deck's towers for example?

Answer: The scope of work includes only the portions of corner tower structures that are aligned with the exterior walls of the parking deck. The exposed sides of the towers that extend beyond the deck footprint are excluded.

42. Does each deck have a membrane at the top and bottom levels?

Answer: Membrane-coated surfaces are present in various areas of all the parking structures. The Contractor shall use their professional judgment and industry best practices when cleaning these surfaces to avoid damage while achieving the intended cleaning results.

43. Does the City of Raleigh permit the use of subcontractors for any portion of the work? If subcontracting is allowed, could you please advise:

Whether subcontractors must be identified in the proposal;

What approvals or documentation are required;

Whether there are any limitations or specific requirements regarding subcontractor participation.

Answer: The use of subcontractors is permitted with the express written consent of the City of Raleigh. Any proposed subcontractors shall be identified in the Contractor's proposal, including a description of the work to be performed by each subcontractor and the associated costs. The City will review the proposed subcontractors as part of the proposal evaluation process. No subcontracting shall occur without the City's written approval, and the awarded Contractor shall remain fully responsible for the performance of all work under the contract.

Caitlyn Parker
Parking Manager

SIGN BELOW AND RETURN THIS ADDENDUM WITH YOUR PROPOSAL.

Proposer Name & Company: _____ **Date:** _____

Signature: _____ **Title:** _____