

SPECIFICATION MANUAL

PEST CONTROL

Property: South Street Family, LLC & South Street Senior, LLC (aka “Foundry Square”)

Bid Deadline: November 8, 2024

Contract Term: January 1, 2025 – December 31, 2025

Address: 110 W South Street, Frederick, MD 21701

Property Description: Intergenerational apartment community with 96 senior units & 56 family units, management offices, childcare center, and common spaces.

Bid Contact Name: Director of Physical Services, Steve Frizzell

Email: sfrizzell@hacfrederick.org and cc: sau@hacfrederick.org

Phone: (o) 301-662-8173 ext. 1121 or (m) 301-606-6942

1. NOTICE TO BIDDER

The Property is seeking proposals for the following:

1.1 Scope of Work

The Contractor shall provide all labor, materials, and equipment necessary to fulfill the contract, in accordance with the Technical Specifications.

1.2 Submission of Proposals

- Proposals must be completed using the Bid Form which must be filled out in its entirety and signed by an authorized representative of the bidding company.
- Proposals must be concise and accurate. No oral bids or modifications will be accepted.
- Proposals must be submitted via email to the Bid Contact no later than the bid deadline.
- Bidders are responsible for visiting the site to familiarize themselves with existing conditions before submitting a proposal.

1.3 Access to Site

Bidders may reach out to the Bid Contact to arrange site visits during regular business hours (Monday through Friday, 8:00 a.m. – 4:30 p.m.).

1.4 Site Map

Please see attached site map for defined service areas.

1.5 Evaluation Criteria and Award

The contract will be awarded based on the best overall value and adherence to the specifications outlined in this document. The Property reserves the right to accept or reject any or all bids.

2. GENERAL CONDITIONS

2.1 Contractor Qualifications

The Contractor must demonstrate the capability to fulfill the requirements of this contract. Evidence of competence and the ability to manage the necessary personnel and equipment must be provided. Contractor and subcontractors shall be licensed and/or certified in the State of Maryland in areas applicable to all required work within the contract. The Contractor must submit employee background information as required.

2.2 Indemnification

The Contractor shall indemnify and hold harmless the Property, its agents, and employees from any liability arising from injury, damage, or loss caused by the Contractor's actions.

2.3 Damages

The Contractor is responsible for repairing any damages to the Property caused by their personnel or equipment. The Property must be notified immediately of any damage, and all repairs must be carried out by licensed professionals.

2.4 Workmanship

All services provided must meet industry standards of quality and be performed in a workmanlike manner.

2.5 Contract Payments

Contractor must submit invoices of the work performed within 30 days of providing the service. Payments will be made within 30 days of receipt of acceptable invoices and associated documentation in accordance with the contract. Payment will be withheld until any performance issues are resolved.

2.6 Change Orders and Scope Modifications

Any modifications to the scope of work must be pre-approved in writing by the Bid Contact.

2.7 Insurance Requirements

- A.** Prior to commencing work, the Contractor and each subcontractor shall furnish Certificates of Insurance showing the following insurance is in force and will insure all operations under the Contract;
- 1) **Workers' Compensation and Employer's Liability.** Contractor is required to comply with applicable Federal and State workers' compensation and occupational disease statutes.
 - 2) **Commercial General Liability** with a combined single limit for bodily injury and property damage of not less than \$500,000 per occurrence to protect the Contractor and each subcontractor against claims for bodily injury or death and damage to the property or others. This shall cover the use of all equipment, hoists, and vehicles on the site(s) not covered by Automobile Liability under (3) below. If the Contractor has a "claims-made" policy, then the following additional requirements apply: the policy must provide a "retroactive date" which must be on or before the execution date of the Contract; and the extended reporting period may not be less than five (5) years following the completion date of the Contract.
 - 3) **Automobile Liability** on owned and non-owned motor vehicles used on the site(s) or in connection therewith for a combined single limit for bodily injury and property damage of not less than \$500,000 per occurrence.
- B. All insurance** shall be carried with companies which are financially responsible and admitted to do business in the State in which the project is located. If any such insurance is due to expire during the construction period, the Contractor (including subcontractors, as applicable) shall not permit the coverage to lapse and shall furnish evidence of coverage to the Property. All Certificates of Insurance,

as evidence of coverage, shall provide that no coverage may be canceled or non-renewed by the insurance company until at least thirty (30) days prior written notice has been given to the Property.

2.8 Force Majeure

Neither party shall be held liable for delays or failure to perform due to events beyond their control, including natural disasters, pandemics, or other unforeseen events. In such cases, notification must be made as soon as possible.

2.9 Termination for Cause or Convenience

The Property may terminate the contract for cause, including failure to meet service expectations, poor reviews, or safety violations. The Contractor will have 10 business days to rectify any issues. The Property also reserves the right to terminate the contract for convenience with written notice.

2.10 Dispute Resolution

Disputes shall first be attempted to be resolved through mediation. If mediation fails, binding arbitration will be conducted in Frederick County, Maryland.

2.11 Safety and Environmental Compliance

The Contractor must comply with all applicable safety and environmental regulations.

2.12 Liability for Subcontractors

Subcontractors must be pre-approved by the Property in writing and must maintain the same insurance and liability coverage as the primary Contractor.

3. TECHNICAL SPECIFICATIONS

3.1. Scope of Work

The Contractor shall provide professional pest control services to prevent and eliminate pests in a residential building. Services will include quarterly preventative treatments as well as on-call pest control services as needed throughout the year. The Contractor is expected to adhere to all local, state, and federal regulations regarding pest control and ensure the safety of the building's residents and staff during treatment.

3.2. Service Schedule

- **Preventative Services:** The Contractor shall perform preventative pest control services quarterly in January, April, July, and October.
- **As-Needed Services:** The Contractor shall provide pest control services on an as-needed basis when pests are reported between quarterly services. The Contractor must respond to such requests within 48 hours.

3.3. Pests to be Treated

- The Contractor shall provide treatment and preventative measures for the following pests, but not limited to:
 - Cockroaches

- Ants
- Rodents (mice and rats)
- Bedbugs
- Spiders
- Wasps/bees (outdoor treatment)
- Any other common household pests that may infest the property

4. Service Requirements

- **Inspection:** Each service visit shall include a thorough inspection of the property, including exterior and interior common areas, individual units (as requested), and outdoor spaces for signs of pest activity.
- **Treatment:**
 - **Quarterly Preventative Treatments:** The Contractor shall apply environmentally friendly, EPA-approved pesticides to prevent the listed pests from infesting the building.
 - **As-Needed Treatments:** When requested, the Contractor shall perform targeted treatments to address specific infestations.
 - **Rodent Trapping:** The Contractor shall install and maintain rodent traps, if required.
 - **Documentation:** Each treatment shall be documented, specifying the areas treated, chemicals used, and pest activity observed.

5. Materials and Equipment

- The Contractor must use professional-grade, EPA-approved chemicals and pest control materials.
- Materials used must be safe for use in residential environments, with minimal odor and toxicity. Any treatments requiring resident evacuation or special preparation must be communicated 48 hours in advance.
- The Contractor shall provide all necessary equipment to perform the services, including traps, bait stations, sprayers, and other pest control devices.

6. Record-Keeping and Reporting

- The Contractor must provide a detailed service report after each treatment, including the following:
 - Date and time of service
 - Areas inspected and treated
 - Chemicals used (including safety data sheets, if requested)
 - Pest activity observed
 - Follow-up recommendations (if any)
- For as-needed services, the Contractor shall provide a report documenting the issue, treatment, and resolution.

7. Health and Safety

- The Contractor must comply with all applicable health and safety regulations and ensure that treatments are conducted safely, with minimal disruption to residents.
- Pesticides should not be applied in a way that would cause undue harm to people, pets, or the environment.
- The Contractor must provide proper personal protective equipment (PPE) to their staff while performing pest control services.

8. Response Time for As-Needed Services

- The Contractor must respond to as-needed service requests within 48 hours.
- In case of urgent pest issues (e.g., rodent infestation, bedbug outbreak), a 24-hour response time is required.

9. Work Hours

- Contractor is permitted to work between the hours of 9:00 a.m. and 5:00 p.m., Monday through Friday.
- Contractor must give Property Manager written notice 2 business days prior to using chemicals on the property.
- If a scheduled service day falls on a holiday, the service must be completed the day before or the day after the holiday.

BID FORM PEST CONTROL

Property: South Street Family, LLC & South Street Senior, LLC (aka “Foundry Square”)

Bid Deadline: November 8, 2024

Contract Term: January 1, 2025 – December 31, 2025

Address: 110 W South Street, Frederick, MD 21701

Property Description: Intergenerational apartment community with 96 senior units & 56 family units, management offices, childcare center, and common spaces.

Bid Contact Name: Director of Physical Services, Steve Frizzell

Email: sfrizzell@hacfrederick.org and cc: sau@hacfrederick.org

Phone: (o) 301-662-8173 ext. 1121 or (m) 301-606-6942

Bidder Information:

- Company Name: _____
- Contact Person: _____
- Business Address: _____
- Phone Number: _____
- Email Address: _____
- Years in Business: _____

The Bidder, having familiarized themselves with the local conditions affecting the cost of the work, and with the Specification Manual hereby proposes to furnish all labor, materials, equipment, and services as follows:

Quarterly Preventative Pest Control

\$ _____ Per Unit Cost
\$ _____ Common Space Cost
\$ _____ Total Yearly Cost

As-Needed Pest Control Services

\$ _____ Roaches
\$ _____ Bed Bugs
\$ _____ Rodents
\$ _____ Baiting Boxes/Bait Stations

BIDDER QUALIFICATIONS

All bidders must provide evidence of their experience in handling similar contracts, including references for projects with a similar scope of work. The bidder must also demonstrate that they are licensed and capable of fulfilling the contract. Upon request, bidders must submit employee information for background checks.

1. **Years of experience in similar contracts:** _____

2. **References for projects with a similar scope of work (please provide at least three):**

○ **Reference 1:**

Name: _____

Phone Number: _____

Email Address: _____

○ **Reference 2:**

Name: _____

Phone Number: _____

Email Address: _____

○ **Reference 3:**

Name: _____

Phone Number: _____

Email Address: _____

3. **Licensure:**

○ License Number: _____

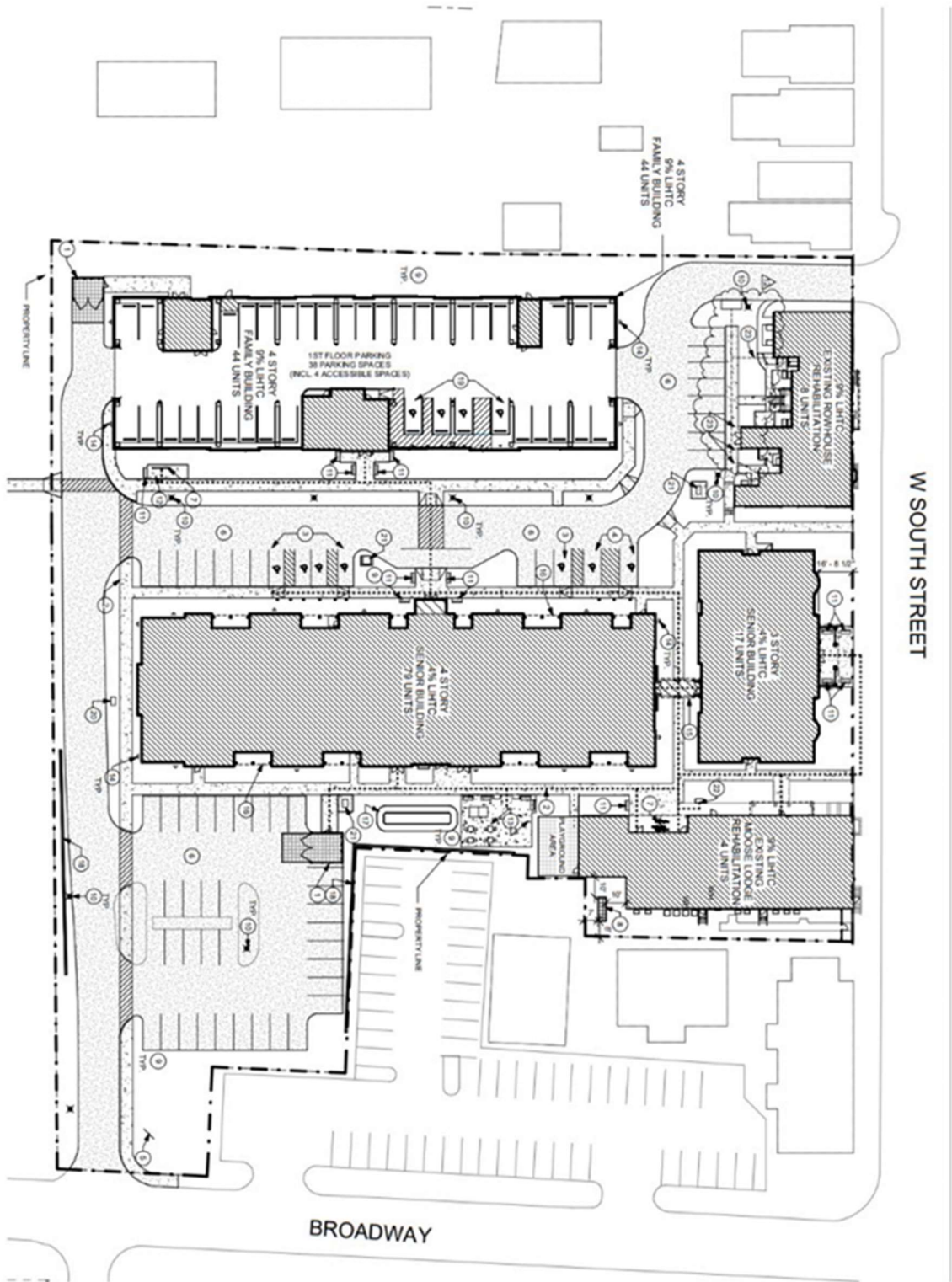
○ Issuing State: _____

Authorized Signature: _____

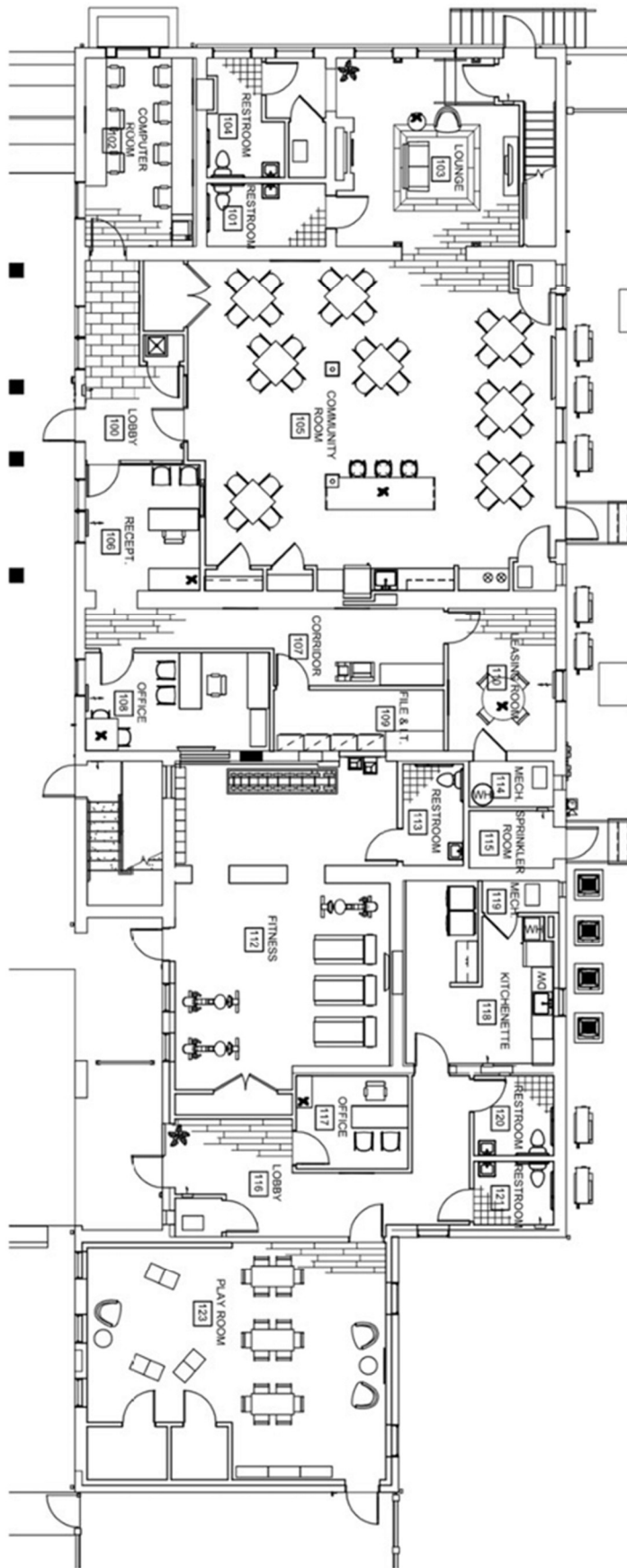
Printed Name: _____

Date: _____

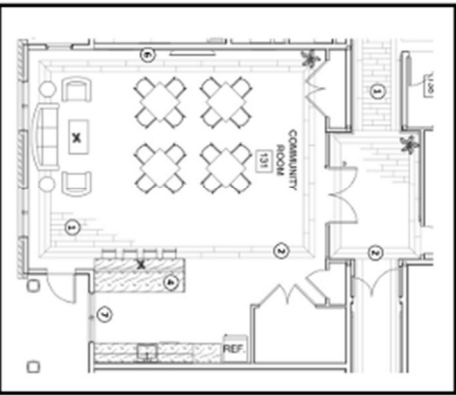
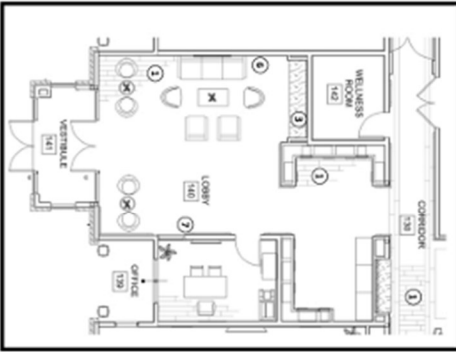
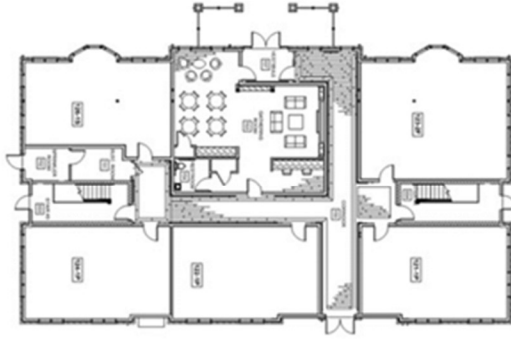
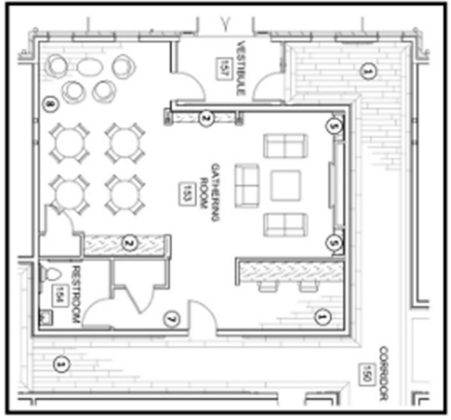
Foundry Square—Site Plan



Foundry Square—Moose Lodge Common Spaces



Foundry Square—Senior Buildings (3 & 4 story bldgs. w/brezeway connection)



Foundry Square—Family Building (3 stories & podium parking)

