



Purchasing Department
140 Stonewall Avenue West, Ste 204
Fayetteville, GA 30214
Phone: 770-305-5420
www.fayettecountyga.gov

March 16, 2026

Subject: Request for Quotes 26110-A: Cleaning – Field Operations and Lake McIntosh Restrooms

Gentlemen/Ladies:

Fayette County, Georgia invites you to submit a quote for the above listed solicitation in accordance with the information and specifications contained herein.

A mandatory pre-quote conference will be held on 10:00 a.m., Thursday, March 19, 2026, at Lake McIntosh Park, 3501 TDK Blvd., Peachtree City, GA 30269 to provide an opportunity for you to become familiar with the site and work conditions, and to ask questions. Once companies are done viewing the Lake McIntosh site, the conference will move to Field Operations, 444 Dividend Dr., Peachtree City, GA 30269. Companies that attend and sign in at both locations will be invited to submit quotes for this work.

Address any questions you may have about this request for quotes to Colette Cobb via email to ccobb@fayettecountyga.gov or fax to (770) 719-5534. **Questions will be accepted until 3:00 p.m., Monday, March 23, 2026.**

Quotes will be accepted until 3:00 p.m., Friday, March 27, 2026. Please provide your quote and other information via email to Colette Cobb, Contract Administrator at ccobb@fayettecountyga.gov.

Purchasing Department office hours are Monday through Friday 8:00 a.m. to 5:00 p.m. The office telephone number is (770) 305-5420.

Sincerely,

Ted L. Burgess
Chief Procurement Officer

GENERAL TERMS AND CONDITIONS

RFQ 26110-A: Cleaning – Field Operations and Lake McIntosh Restrooms

1. **Definitions:** The term “contractor” as used in these Terms and Conditions shall be used synonymously with the term “successful responder.” The term “County” shall mean Fayette County, Georgia.
2. **Quote is Offer to Contract:** Each quote constitutes an offer to become legally bound to a contract with the County, incorporating the request for quote and the responder’s quote. The binding offer includes compliance with all terms, conditions, special conditions, specifications, and requirements stated in the request for quote, except to the extent that a responder takes written exception to such provisions. All such terms, conditions, special conditions, specifications, and requirements will form the basis of the contract. The responder should take care to answer all questions and provide all requested information, and to note any exceptions in the quote submission. Failure to observe any of the instructions or conditions in this request for quote may result in rejection of the quote.
3. **Binding Offer:** To allow sufficient time for a contract to be awarded, each quote shall constitute a firm offer that is binding for ninety (90) days from the received by date until the date of contract award, unless the responder takes exception to this provision in writing.
4. **References:** Include with your quote a list of three (3) jobs that your company has done that are of the same or similar nature to the work described in this request for quote, on the form provided. Include all information as requested on the form.
5. **Preparation Costs:** The responder shall bear all costs associated with preparing the quote.
6. **More Than One Quote:** Do not submit alternate quotes or options, unless requested or authorized by the County in the request for quote. If a responder submits more than one quote without being requested or authorized to do so, the County may disqualify the quotes from that responder, at the County’s option.
7. **Defects or Irregularities:** The County reserves the right to waive any defect or irregularity in any quote received. In case of a discrepancy between unit prices and extended prices, the unit price will govern unless the facts or other considerations indicate another basis for correction of the discrepancy.
8. **Brand Name:** If items in this request for quote have been identified, described, or referenced by a brand name or trade name description, such identification is intended to be descriptive, but not restrictive and is to indicate the quality and characteristics of products that may be offered. Alternative products may be considered for award if clearly identified in the quote. Items offered must meet required specifications and must be of a quality which will adequately serve the use and purpose for which intended.
9. **Prices Held Firm:** Prices quoted shall be firm for the period of the contract, unless otherwise specified in the quote. All prices for commodities, supplies, equipment, or other products shall be quoted FOB Destination, Fayette County or job site.

10. **Responder Substitutions:** Responders offering substitutions or deviations from specifications stated in the request for quote, shall list such substitutions or deviations on the “Exceptions to Specifications” sheet provided, or on a separate sheet to be submitted with the quote. The absence of such list shall indicate that the responder has taken no exception to the specifications. The evaluation of quotes and the determination as to equality and acceptability of products or services offered shall be the responsibility of the County.
11. **Non-Collusion:** By responding to this request for quote, the responder represents that the quote is not made in connection with any competing responder, supplier, or service provider submitting a separate response to this request for quote and is in all respects fair and without collusion or fraud.
12. **Ethics – Disclosure of Relationships:** Before a proposed contract in excess of \$10,000.00 is recommended for award to the Board of Commissioners or the County Administrator, or before the County renews, extends, or otherwise modifies a contract after it has been awarded, the contractor must disclose certain relationships with any County Commissioner or County Official, or their spouse, mother, father, grandparent, brother, sister, son or daughter related by blood, adoption, or marriage (including in-laws). A relationship that must be reported exists if any of these individuals is a director, officer, partner, or employee, or has a substantial financial interest in the business, as described in Fayette County Ordinance Chapter 2, Article IV, Division 3 (Code of Ethics).

If such relationship exists between your company and any individual mentioned above, relevant information must be presented in the form of a written letter to the Director of Purchasing. You must include the letter with any bid, proposal, or price quote you submit to the Purchasing Department.

In the event that a contractor fails to comply with this requirement, the County will take action as appropriate to the situation, which may include actions up to and including rejection of the bid or offer, cancellation of the contract in question, or debarment or suspension from award of a County contract for a period of up to three years.

13. **Evaluation:** Award will be made to the lowest responsive, responsible responder, taking into consideration payment terms, vendor qualifications and experience, quality, references, any exceptions listed, and/or other factors deemed relevant in making the award. The County may make such investigation as it deems necessary to determine the ability of the responder to perform, and the contractor shall furnish to the County all information and data for this purpose as the County may request. The County reserves the right to reject any item, any quote, or all quotes, and to re-solicit for pricing.
14. **Partial Award:** The County reserves the right to make award by item, by group of items, by any combination of items, or by lump sum award. The award will be made in the best interest of the County. Responders may restrict their offers to consideration of a lump sum award or other restriction only by so indicating on the pricing sheet or the “Exceptions to Specifications” sheet included in the request for quotes. Responders who do not restrict consideration of their offers in this manner shall be expected to accept any portion of the award. The County reserves the right to award multiple contracts for the products or services sought by this request for quotes.

15. **Payment Terms and Discounts:** The County's standard payment terms are Net 30. Any deviation from standard payment terms must be specified in the resulting contract, and both parties must agree on such deviation. Cash discounts offered will be a consideration in awarding the quote, but only if they give the County at least 15 days from receipt of invoice to pay. For taking discounts, time will be computed from the date of invoice acceptance by the County, or the date a correct invoice is received, whichever is the later date. Payment is deemed made, for the purpose of earning the discount, on the date of the check.
16. **Trade Secrets – Internal Use:** In submitting a quote, the responder agrees that the County may reveal any trade secret materials contained in the quote to all County staff and officials involved in the selection process, and to any outside consultant or other third parties who may assist in the selection process. The responder agrees to hold harmless the County and each of its officers, employees, and agents from all costs, damages, and expenses incurred in connection with refusing to disclose any material which the responder has designated as a trade secret.
17. **Contract Execution & Notice to Proceed:** After an award is made, and all required documents are received by the County, and the contract is fully executed with signature of both parties, the County will issue a written Notice to Proceed. The County shall not be liable for payment of any work done or any costs incurred by any responder prior to the County issuing the Notice to Proceed.
18. **Term of Contract:** The term of this agreement shall begin July 1, 2026, and continue for a period of one year through June 30, 2027. Thereafter, this agreement may be renewed by the County for two additional one-year renewal terms (each a "Renewal Term" and together with the Initial Term, the "Term"), which renewal will be by letter or other written correspondence from the County to the contractor ninety (90) days prior to expiration of the Initial Term or the then-current Renewal Term. If the County fails to provide notice of renewal, this Agreement will terminate at the end of the Initial Term or the then-current Renewal Term. This agreement is subject to the multi-year contractual provisions of O.C.G.A. 36-60-13(a).
19. **Unavailability of Funds:** This contract will terminate immediately and absolutely at such time as appropriated and otherwise unobligated funds are no longer available to satisfy the obligations of the County under the contract.
20. **Insurance:** The contractor shall procure and maintain the following insurance, to be in effect throughout the term of the contract, in at least the amounts and limits as follows:
 - a. **General Liability Insurance:** \$1,000,000 combined single limit per occurrence, including bodily and personal injury, destruction of property, and contractual liability.
 - b. **Automobile Liability Insurance:** \$1,000,000 combined single limit each occurrence, including bodily injury and property damage liability.
 - c. **Worker's Compensation & Employer's Liability Insurance:** Workers Compensation as required by Georgia statute.

Before a contract is executed, the Certificates of Insurance for all required coverage shall be submitted. The certificate shall list an additional insured as follows:

Fayette County, Georgia
140 Stonewall Avenue West
Fayetteville, GA 30214

21. **Unauthorized Performance:** The County will not compensate the contractor for work performed unless the work is authorized under the contract, as initially executed, or as amended.
22. **Assignment of Contract:** Assignment of any contract resulting from this request for quotes will not be authorized, except with express written authorization from the County.
23. **Indemnification:** The contractor shall indemnify and save the County and all its officers, agents, and employees harmless from all suits, actions, or other claims of any character, name and description brought for or on account of any damages, losses, or expenses to the extent caused by or resulting from the negligence, recklessness, or intentionally wrongful conduct of the contractor or other persons employed or utilized by the contractor in the performance of the contract. The contractor shall pay any judgment with cost which may be obtained against the County growing out of such damages, losses, or expenses.
24. **Severability:** The invalidity of one or more of the phrases, sentences, clauses, or sections contained in the contract shall not affect the validity of the remaining portion of the contract. If any provision of the contract is held to be unenforceable, then both parties shall be relieved of all obligations arising under such provision to the extent that the provision is unenforceable. In such case, the contract shall be deemed amended to the extent necessary to make it enforceable while preserving its intent.
25. **Delivery Failures:** If the contractor fails to deliver contracted goods or services within the time specified in the contract or fails to replace rejected items in a timely manner, the County shall have authority to make open-market purchases of comparable goods or services. The County shall have the right to invoice the contractor for any excess expenses incurred or deduct such amount from monies owed the contractor. Such purchases shall be deducted from contracted quantities.
26. **Termination for Cause:** The County may terminate the contract for cause by sending written notice to the contractor of the contractor's default in the performance of any term of this agreement. Termination shall be without prejudice to any of the County's rights or remedies by law.
27. **Termination for Convenience:** The County may terminate the contract for its convenience at any time with 10 days' written notice to the contractor. In the event of termination for convenience, the County will pay the contractor for services performed. The County will compensate partially completed performance based upon a signed statement of completion.

28. **Force Majeure:** Neither party shall be deemed to be in breach of the contract to the extent that performance of its obligations is delayed, restricted, or prevented by reason of any act of God, natural disaster, act of government, or any other act or condition beyond the reasonable control of the party in question.

29. **Governing Law:** This agreement shall be governed in accordance with the laws of the State of Georgia. The parties agree to submit to the jurisdiction in Georgia, and further agree that any cause of action arising under this agreement shall be required to be brought in proper venue in Fayette County, Georgia.

Checklist of Required Documents

***(Be Sure to Return This Checklist and
the Required Documents in the order listed below)***

RFQ 26110-A: Cleaning – Field Operations and Lake McIntosh Restrooms

Company information – on the form provided _____

Contractor Affidavit under O.C.G.A. § 13-10-91(b)(1) _____

Pricing sheet _____

List of exceptions, if any – on the form provided _____

References – on form provided _____

Addenda, signed, if any are issued _____

COMPANY NAME: _____

COMPANY INFORMATION

RFQ 26110-A: Cleaning – Field Operations and Lake McIntosh Restrooms

A. COMPANY

Company Name: _____

Physical Address: _____

Mailing Address (if different): _____

Website (if applicable): _____

B. AUTHORIZED REPRESENTATIVE

Signature: _____

Printed or Typed Name: _____

Title: _____

E-mail Address: _____

Phone Number: _____ Fax Number: _____

C. PROJECT CONTACT PERSON

Name: _____

Title: _____

Phone Number: _____

E-mail Address: _____

REFERENCES

RFQ 26110-A: Cleaning – Field Operations and Lake McIntosh Restrooms

Please list three (3) references for current or recent customers who can verify the quality of service your company provides. Projects of similar size and scope are preferable.

1. Government/Company Name _____

City & State _____

Work or Service Provided _____

Approximate Completion Date _____

Contact Person and Title _____

Phone _____ Email _____

2. Government/Company Name _____

City & State _____

Work or Service Provided _____

Approximate Completion Date _____

Contact Person and Title _____

Phone _____ Email _____

3. Government/Company Name _____

City & State _____

Work or Service Provided _____

Approximate Completion Date _____

Contact Person and Title _____

Phone _____ Email _____

COMPANY NAME: _____

Contractor Affidavit under O.C.G.A. § 13-10-91(b)(1)

The undersigned contractor ("Contractor") executes this Affidavit to comply with O.C.G.A § 13-10-91 related any contract to which Contractor is a party that is subject to O.C.G.A. § 13-10-91 and hereby verifies compliance with O.C.G.A. § 13-10-91, attesting as follows:

- a) The Contractor has registered with, is authorized to use and uses the federal work authorization program commonly known as E-Verify, or any subsequent replacement program;
- b) The Contractor will continue to use the federal work authorization program throughout the contract period, including any renewal or extension thereof;
- c) The Contractor will notify the public employer in the event the Contractor ceases to utilize the federal work authorization program during the contract period, including renewals or extensions thereof;
- d) The Contractor understands that ceasing to utilize the federal work authorization program constitutes a material breach of Contract;
- e) The Contractor will contract for the performance of services in satisfaction of such contract only with subcontractors who present an affidavit to the Contractor with the information required by O.C.G.A. § 13-10-91(a), (b), and (c);
- f) The Contractor acknowledges and agrees that this Affidavit shall be incorporated into any contract(s) subject to the provisions of O.C.G.A. § 13-10- 91 for the project listed below to which Contractor is a party after the date hereof without further action or consent by Contractor; and
- g) Contractor acknowledges its responsibility to submit copies of any affidavits, drivers' licenses, and identification cards required pursuant to O.C.G.A. § 13-10-91 to the public employer within five business days of receipt.

Federal Work Authorization User Identification Number

Date of Authorization

McIntosh Name of Contractor

26110-A: Cleaning – Field Operations & Lake Restrooms
Name of Project

Fayette County, Georgia
Name of Public Employer

I hereby declare under penalty of perjury that the foregoing is true and correct.

Executed on _____, _____, 2026 in _____ (city), _____ (state).

Signature of Authorized Officer or Agent

Printed Name and Title of Authorized Officer or Agent

SUBSCRIBED AND SWORN BEFORE ME
ON THIS THE _____ DAY OF _____, 2026.

NOTARY PUBLIC

My Commission Expires: _____

SCOPE AND SPECIFICATION
RFQ 26110-A: Cleaning Field Operations and Lake McIntosh Restrooms

Fayette County, Georgia is seeking a qualified contractor to clean the Fayette County Field Operations building at 444 Dividend Dr., Peachtree City, GA 30269 and the restrooms at Lake McIntosh at 3501 TDK Blvd., Peachtree City, GA 30269.

General Specifications

If a scheduled cleaning day falls on a Fayette County holiday cleaning shall take place on the next Fayette County workday. The following days are Fayette County holidays*:

- New Year's Day – First day of January
- Martin Luther King Day – Third Monday in January
- Memorial Day – Last Monday in May
- Juneteenth – Nineteenth day of June
- Independence Day – Fourth day of July
- Labor Day – First Monday in September
- Veteran's Day – Eleventh day of November
- Thanksgiving – Fourth Thursday in November
- Day after Thanksgiving – Fourth Friday in November
- Christmas Eve – Twenty-fourth day of December
- Christmas Day – Twenty-fifth day of December

**If any listed holiday falls on a Saturday, that holiday will be observed on the day prior (Friday).
If any listed holiday falls on a Sunday, that holiday will be observed the next day (Monday).*

1. A member of the Water System will periodically inspect sites during the time cleaning crew is on the premises.
2. Contractor shall certify that there will be adequate manpower available on days and times specified to clean each building.
3. A contact person and telephone number shall be provided to the successful contractor(s) to notify Fayette County when you intend to strip and wax the floors.
4. Contractor shall notify the Water System when provided cleaning products and paper products need to be restocked.

Field Operations Scope

The building is 2,650 sq. ft. and shall be cleaned every Monday.

Cleaning Requirements — Each Visit

1. Empty all trash containers, mud room, kitchen, and bathroom. Wipe or wash containers as needed to maintain proper sanitation and replace liners.
2. Dispose of all trash in the dumpster.
3. Use disinfectant to ensure proper sanitation of surfaces.
4. Clean all partition glass, office doors, entrance doors, and windows. Entrance doors and windows shall be cleaned both inside and outside.
5. Restock bathroom supplies (provided by Fayette County):
 - Bleached rolled paper towels
 - Soft/2-ply toilet tissue
 - Hand soap
 - Trash can liners
6. Clean and polish mirrors.
7. Sweep all exterior doorways to remove debris.
8. Sweep or vacuum all entrance mats.
9. Sweep outside all three entrance doors.
10. Sweep tile and bathroom floors.
11. Wet mop tile floors with a neutral cleaner to prevent dulling of floor finish.
12. Wet mop bathroom floors using a deodorizing disinfectant cleaner.
13. Vacuum carpeted floors. Remove staples, paper clips, rubber bands, and debris prior to vacuuming. Spot clean as needed.
14. Clean and disinfect bathroom fixtures, including commodes, urinals, sinks, mirrors, soap dispensers, and disposal areas.
15. Wipe and remove dirt from all surfaces, including desktops, file cabinets, windowsills, chairs, tables, pictures, and furnishings.
16. Dust vertical surfaces of desks, cabinets, chairs, tables, and office furnishings.
17. Dust mop hard-surface floors with a treated dust mop.
18. Damp mop hard-surface floors to remove spills, soil, and stains.
19. Clean microwave, countertops and sink.
20. Wipe down vending machines, refrigerator, and stove.
21. Damp mop floors thoroughly, including corners, edges, and beneath furniture.

Monthly Cleaning Requirements

1. Remove cobwebs and dust near ceilings and other high areas, including baseboards.
2. Clean around light switches and door frames.
3. Disinfect telephones.
4. Clean all tables and table legs.
5. Buff tile floors to remove scuff and heel marks.

Lake McIntosh Scope

The building is 280 sq. ft. and shall be cleaned every Monday and Friday.

CLEANING REQUIREMENTS FOR EACH VISIT:

1. Use disinfectant for proper sanitation.
2. Bathroom paper towels, tissue paper, and soap dispensers shall be re-supplied from the on-site supply closet. The following supplies will be furnished by Fayette County:
 - Bleached rolled paper towels
 - Soft/2-ply toilet tissue
 - Hand Soap
1. Cleaning includes emptying 4 large trash cans, 2 small trash cans and 2 doggy trash cans. Replace liners.
2. Bathroom floors shall be swept.
3. Bathroom floors shall be wet mopped with a deodorizer and disinfectant cleaner. (**See Notation)
4. Clean and polish mirrors.
5. Bathroom commodes, sink basins, mirrors, urinals, soap dispensers, and disposals are to be wiped down with a deodorizer and disinfectant cleaner. (** See Notation)
6. Cobwebs shall be cleaned off doors.

MONTHLY CLEANING REQUIREMENTS:

1. High windows shall be cleaned of cobwebs and dirt doobers.

SPECIAL INSTRUCTIONS

A checklist will be provided at each location. Contractor shall date and initial the checklist indicating that work was completed.

**** NOTATION:** Disinfectant/deodorizer cleaner shall meet the following specifications:

- a. Deodorizer - To eliminate odors by killing odor-causing bacteria, plus leave a fresh scent.
- b. Staphylocidal - To kill Staphylococcus Aureus.
- c. Salmonellacidal - To kill Salmonella Choleraesuis.
- d. Pseudomonacidal - To kill Pseudomonas Aeruginosa.
- e. Fungicidal - To kill pathogenic fungi, such as Trichophyton Mentagrophytes. (Athletes foot).
- f. Viricidal - To kill Herpes Simplex Type II (the genital strain), HIV-1 (The Aids Virus).
- g. Shall also kill mold and mildew.

PRICING SHEET

RFQ 26110-A: Cleaning – Field Operations and Lake McIntosh Restrooms

Responder agrees to perform all the work described in the Contract documents for the following prices:

Location	Est. Sq. Ft.	Month	Price Per Month	Annual Cost
		<i>a</i>	<i>b</i>	<i>a x b = c</i>
Field Operations	2,650	12	\$	\$
Lake McIntosh Restrooms	280	12	\$	\$
Total				\$

Field Operations – Cleaned once per week

Lake McIntosh Restrooms – Cleaned twice per week

NOTES:

1. All applicable charges shall be included in your total quoted amount, including but not limited to materials, labor, and any other amounts. No additional charges will be allowed after the quote received by date.
2. It is the intention to award to one vendor, but the County reserves the right to award each location to a separate vendor.

COMPANY'S NAME _____

