INVITATION TO BID		BID DUE DATE AND TIME
BOARD OF SUPERVISORS OF LOUISIANA STATE UNIVERSITY AND AGRICULTURAL & MECHANICAL COLLEGE		**12/10/2026 11:00 AM CT**

SOLICITATION RFQ-0000002955

SUPPLIER #

SUPPLIER NAME AND ADDRESS

RETURN BID TO

lsubids@lsu.edu

Buyer Erica Pino

Buyer Phone

Buyer Email epino2@lsu.edu

Issue Date 11/13/2026

TITLE: Building Soft Washing

Addendum 01: Notice is given to all parties that this Solicitation is amended by the University as stated herein. This Addendum is hereby made an official part of this solicitation. See attached Supplier Inquiries and Responses.

To Be Completed By Supplier

1. _____"No Bid" (sign and return this page only).
2. _____My Company does not wish to receive future solicitations for this spend category.
3. Specify your Delivery: To be made within _____ days after receipt of order.
4. If applicable, Supplier's Addendum Acknowledgement/Response:
   As an authorized agent/signatory of the supplier, I/we acknowledge receipt of this Addendum, and
   _____submit no alterations/clarifications to our original bid.
   _____submit superseding revisions/clarifications to our original bid as written herein or attached hereto.

General Instructions to Suppliers

1. Sealed bids for furnishing the items and/or services specified are hereby solicited, and will be received by LSU Procurement at the "Return Bid To" address stated above, until the specified due date and time.
2. Read the entire solicitation, including all terms, conditions and specifications.
3. All bid information and prices must be typed or written in ink. Any corrections, erasures or other forms of alteration to unit price are to be initialed by the supplier.
4. Bid prices are to be quoted FOB LSU/Destination and inclusive of any and all applicable shipping and handling charges unless otherwise specified in the solicitation. Any invoiced delivery charges not quoted and itemized on the LSU purchase order are subject to rejection and non-payment.
5. Payment is to be made within 30 days after receipt of properly executed invoice, or delivery and acceptance, whichever is later.
6. By signing this solicitation, the supplier certifies compliance with all general instructions to suppliers, terms, conditions and specifications; and further certifies that this bid is made without collusion or fraud.

SUPPLIER NAME	MAILING ADDRESS
AUTHORIZED SIGNATURE	CITY, STATE ZIP
PRINTED NAME	PHONE #
TITLE	FAX #
E-MAIL	FEDERAL TAX ID #

RFQ-0000002955

Addendum 01

Supplier Inquiry and Response

Q1. Will award be based solely on the lowest responsive and responsible bidder, or will prior project experience, past performance, and references be considered during award evaluation?

A1. The bid shall be awarded to the lowest responsible and responsive supplier who meets the written specifications.

Q2. Can LSU provide the bid tabulation, awarded contractor, and awarded contract value for any previous LSU building soft washing projects of a similar scope?

A2. See attached previous bid tabulations from RFQ-0000002368 and RFQ-0000002631. The full list of buildings included in this bid is different than what was included in both RFQ-0000002638 and RFQ-0000002631.

Q3. Can LSU provide the owner's estimate, anticipated budget, or funding amount established for this solicitation?

A3. The budget is approximately $200,000.

Q4. Do you have the square footage or dimensions for the 23 buildings, and the number of stories for each one? Floor plans or elevations would help too if they're available.

A4. We do not have this information.

Q5. Could you also send the bid tabulations or award info from the previous soft washing bids, 50001-2368 and 50001-2631?

A5. See attached previous bid tabulations from RFQ-0000002368 and RFQ-0000002631. The full list of buildings included in this bid is different than what was included in both RFQ-0000002638 and RFQ-0000002631.

Q6. Must the prime bidder itself hold the required license?

A6. Yes. Any supplier that submits a bid must be licensed.

Q7. If the prime holds the license, may the on-site soft-washing work be performed by a subcontractor that does not hold that license?

A7. No. Both the prime supplier and subcontractor are required to be licensed.

Q8. Does the stated license requirement apply to this project even when the performing company treats the work as pressure washing?

A8. Per the Louisiana State Licensing Board for Contractors, commercial projects with a value of $50,000 or more must be bid and performed by a properly licensed commercial contractor.

Q9. We may be unable to attend the optional November 20 walkthrough and would like to verify dimensions before pricing.

A9. We do not have this information.

Q10. Would a separate site visit be permitted before bids are due? If so, please let us know the available dates and any attendee information or access steps required.

A10. There will not be another pre-bid meeting. However, much of the campus is open to the public.

Q11. Is there a campus map or building-location list available for the 23 areas in the pricing schedule?

A11. See attached campus map that is included in the bid.

Q12. What was the previous pricing for this contract?

A12. This specific scope of work has not been previously bid. See attached bid tabulations from previous bids with similar scopes.

Q13. Please provide the bid tabulations for the prior cycles of this work,

RFQ-0000002368 (2024) and RFQ-0000002631 (2025), including the previous incumbent contractor and the awarded amount for each cycle.

A13. See attached previous bid tabulation from RFQ-0000002368 and RFQ-0000002631. The full list of buildings included in this bid is different than what was included in both RFQ-0000002638 and RFQ-0000002631.

Q14. Please also confirm the pricing instructions for this solicitation:

per-building pricing, with award on an all-or-none basis to the lowest responsible and responsive bidder.

A14. Yes, we are asking for a price per building. Award will be made on an all or none-basis to the lowest responsible and responsive bidder who meets the written specifications.

Q15. I wanted to clarify the license requirement. My understanding is that Louisiana generally doesn't require a contractor's license for exterior cleaning alone. Could you confirm whether LSU requires one of the listed commercial license classifications for this project? If so, does that requirement apply to both the prime bidder and the subcontractor performing the soft washing?

A15. Per the Louisiana State Licensing Board for Contractors, commercial projects with a value of $50,000 or more must be bid and performed by a properly licensed commercial contractor. The license is required for any supplier who submits a bid and any subcontractor performing the work.

Q16. Contractor's license. The specifications state the supplier shall possess and maintain a Louisiana Commercial Contractor's license (Limited Specialty Services, OR Painting/Coating and Blasting, OR Building Construction), and the bid form includes a blank for the license number and classification. If the bidding supplier performs the work with a Louisiana-licensed subcontractor holding one of those classifications, will LSU accept the bid with the subcontractor's license number and classification entered on the form, or must the bidding supplier itself hold the license?

A16. The supplier who submits the bid and the subcontractor performing the work must be licensed.

Q17. Building dimensions. The solicitation provides no square footage or heights and states it is the supplier's responsibility to verify all dimensions at the job site. Will Facility Services offer a site-visit window for bidders who were unable to attend the November 20 pre-bid conference, or can exterior dimensions/areas for the 23 buildings be shared?

A17. We do not have dimension information. There will not be another pre-bid meeting. However, much of the campus is open to the public.

Q18. Technical proposal timing. The specifications require a detailed outline of process, application, equipment, and chemicals (with MSDS) and a projected schedule "prior to award." Should these be submitted with the bid, or only by the apparent low bidder prior to award?

A18. These should be submitted with the bid but if not submitted with bid, must be submitted prior to award.

Q19. Supplier registration. Must LSU supplier registration (Workday) be completed before bid submission or before award, and are any forms besides a W-9 required at registration?

A19. Supplier enrollment is not required in order to submit a bid.

Suppliers may enroll in LSU's supplier database at the following link. This link contains all required documents:

https://www.lsu.edu/ofa/procurement/suppliers/suppliers/resources.php

Q20. "Dairy Food Science" line item. The original Dairy Science Building was demolished in 2024. Which building/structure does the Dairy Food Science line item refer to in this solicitation?

A20. The Dairy Food Science line item is the new Dairy Science Building located on South Campus Drive.

Q21. "AG Engineering" line item. Does this refer to the E.B. Doran Building, or to a different structure?

A21. No, AG Engineering is a different, stand-alone building next to the E.B. Doran Building. E.B Doran building is not included on this solicitation.

Q22. Building heights and lift access: The solicitation lists 23 buildings but does not state heights or dimensions. Can LSU provide the height of the tallest buildings, or advise whether any building exceeds what ground-based soft-wash equipment can reach (approximately 40 feet)? Are boom/man lifts permitted at all 23 buildings, including any restrictions on positioning lifts on lawns or landscaped areas?

A22. Height and dimension information is not available. The tallest building is 4 stories. The use of man lifts is permitted, however suppliers must provide their own equipment and transportation and are responsible for all associated costs. If equipment is operated on grass, dirt, pavers or other potentially vulnerable surfaces, the supplier must provide and install appropriate ground protection measures to prevent damage. The supplier is responsible for all costs associated with protective measures, as well as any repairs or restoration required due to damage caused by their equipment or operations.

Q23. Chemicals: The specifications require safe, approved chemistry that is environmentally safe, with MSDS furnished prior to award and materials subject to approval by the University's on-site representative. Does LSU maintain an approved chemical or product list, or a list of prohibited chemicals, that bidders should follow?

Or does the supplier propose its own chemicals for approval with the pre-award submittal?

> A23. We do not have an approved chemical list or product list or maintain a prohibited list. Suppliers should submit MSDS with bid, but if not submitted with bid, MSDS must be submitted prior to award. LSU will have final approval of MSDS sheets.

Q24. Incumbent and prior pricing: Who is the incumbent contractor currently performing building soft washing for the University? Also, following up for the prior bid tabulations (RFQ-0000002368 and RFQ-0000002631): if the full tabulations are not available, could you provide the awarded amount for the most recent solicitation, 50001-2631?

> A24. See attached previous bid tabulations from RFQ-0000002368 and RFQ-0000002631. The full list of buildings included in this bid is different than what was included in both RFQ-0000002638 and RFQ-0000002631.

Previous Bid Tab - RFQ-2368 - Addendum 01

RFQ SUMMARY RESPONSE ENTRY TAB - ALL OR NONE TAB - BY GROUP TAB - BY ITEM

Response Tabulation -...

RESPONSE TABULATION

Welcome, Erica Pino

RFQ Nbr: RFQ-0000002368 - Building Soft Washing **RFQ Type:** Invitation to Bid **Sourcing Buyer:** Erica Pino
Evaluation Type: Group **Responses:** 23 **Awards:** 1

Supplier Response Totals

Double-click a supplier line below to view response details

Awar	Status	Respo Nbr	Supplier Name	Company	To Ite	Tot QT	Respons Tota
N	Rej...	5	Prime Rinse LLC (SPL-57981)	Louisiana State University and Agricultural and Mechanical College (10)	17	17.00	$60,146.00
N	Rej...	1	Soar USA LLC (SPL-57984)	Louisiana State University and Agricultural and Mechanical College (10)	17	17.00	$80,932.50
N	Rej...	26	Core Services Enterprise (SPL-58158)	Louisiana State University and Agricultural and Mechanical College (10)	17	17.00	$85,000.00
Y	Eva...	14	Genesis 360 LLC (SPL-29891)	Louisiana State University and Agricultural and Mechanical College (10)	17	17.00	$86,989.00
N	Eva...	18	Concrete Cleaning Solutions LLC (SPL-54977)	Louisiana State University and Agricultural and Mechanical College (10)	17	17.00	$101,420.17
N	Eva...	13	James Wilcox - Jet Set ll LLC (SPL-57914)	Louisiana State University and Agricultural and Mechanical College (10)	17	17.00	$108,312.00
N	Eva...	23	ATL Prime Services S Corp (SPL-58151)	Louisiana State University and Agricultural and Mechanical College (10)	17	17.00	$111,406.61
N	Eva...	17	Royco Consulting LLC (SPL-48714)	Louisiana State University and Agricultural and Mechanical College (10)	17	17.00	$113,253.50
N	Eva...	21	10-Point Construction LLC (SPL-57663)	Louisiana State University and Agricultural and Mechanical College (10)	17	17.00	$115,148.00
N	Eva...	24	River City Builders Inc. (SPL-58154)	Louisiana State University and Agricultural and Mechanical College (10)	17	17.00	$117,000.00
N	Eva...	4	Louisiana Dustless Blasting (SPL-29857)	Louisiana State University and Agricultural and Mechanical College (10)	17	17.00	$137,940.00
N	Eva...	9	Ryans Window Cleaning LLC - Squeegee Squad (SPL-58140)	Louisiana State University and Agricultural and Mechanical College (10)	17	17.00	$138,500.00
N	Eva...	3	White Group Partners LLC (SPL-49056)	Louisiana State University and Agricultural and Mechanical College (10)	17	17.00	$139,700.00
N	Eva...	22	Kaden Stuart - Stuart Exterior Solutions (SPL-57709)	Louisiana State University and Agricultural and Mechanical College (10)	17	17.00	$139,735.00
N	Eva...	11	Lewis Pressure Washing and Deep Cleaning LLC - Lewis Cleaning Services	Louisiana State University and Agricultural and Mechanical College (10)	17	17.00	$140,000.00

			(SPL-32985)				
N	Eva...	25	Cedric Braziel (SPL-58152)	Louisiana State University and Agricultural and Mechanical College (10)	17	17.00	$141,595.00
N	Eva...	10	Parish Construction and Roofing LLC (SPL-57720)	Louisiana State University and Agricultural and Mechanical College (10)	17	17.00	$148,126.42
N	Eva...	12	Kept Companies Inc (SPL-56368)	Louisiana State University and Agricultural and Mechanical College (10)	17	17.00	$157,331.00
N	Eva...	19	Ashley Smith Construction LLC (SPL-40672)	Louisiana State University and Agricultural and Mechanical College (10)	17	17.00	$162,800.00
N	Eva...	6	Platinum Mobile LLC (SPL-22347)	Louisiana State University and Agricultural and Mechanical College (10)	17	17.00	$182,300.00
N	Eva...	7	JMO Commercial Services LLC - ReNew Solutions Commercial (SPL-06289)	Louisiana State University and Agricultural and Mechanical College (10)	17	17.00	$212,440.00
N	Eva...	16	Electro-Mechanical Recertifiers LLC (SPL-57924)	Louisiana State University and Agricultural and Mechanical College (10)	17	17.00	$258,500.00
N	Eva...	2	Stumpf Waterproofing Co LIC (SPL-32585)	Louisiana State University and Agricultural and Mechanical College (10)	17	17.00	$278,910.00
N	Eva...	8	Freedom 6 LLC - Rolling Suds of New Orleans - Slidell (SPL-57874)	Louisiana State University and Agricultural and Mechanical College (10)	17	17.00	$394,080.00
N	Eva...	15	Fletcher Painting LLC (SPL-57987)	Louisiana State University and Agricultural and Mechanical College (10)	17	17.00	$457,300.00
N	Eva...	20	A Peculiar Touch (SPL-54148)	Louisiana State University and Agricultural and Mechanical College (10)	17	17.00	$473,800.03

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Previous Bid Tab - RFQ-2631 - Addendum 01

Response Tabulation - All or None

myLSU RESPONSE TABULATION

Welcome, Erica Pino

RFQ Nbr: RFQ-0000002631 - Building Soft Washing **RFQ Type:** Invitation to Bid **Sourcing Buyer:** Erica Pino **Evaluation Type:** Group **Responses:** 17 **Awards:** 1

Supplier Response Totals

Double-click a supplier line below to view response details

AWARD	STATUS	RESPONSE NBR	SUPPLIER NAME	COMPANY	TOTAL ITEMS	TOTAL QTY	RESPONSE TOTAL
Y	Evaluated	9	Parish Construction and Roofing LLC (SPL-57720)	Louisiana State University and Agricultural and Mechanical College (10)	32	42.00	$109,049.59
N	Evaluated	8	Lane Southern Construction LLC (SPL-63088)	Louisiana State University and Agricultural and Mechanical College (10)	32	42.00	$128,000.00
N	Evaluated	7	James Wilcox - Jet Set II LLC (SPL-57914)	Louisiana State University and Agricultural and Mechanical College (10)	32	42.00	$140,450.00
N	Evaluated	16	Lewis Pressure Washing and Deep Cleaning LLC - Lewis Cleaning Services (SPL-32985)	Louisiana State University and Agricultural and Mechanical College (10)	32	42.00	$154,968.92
N	Evaluated	10	The Keith Group LLC (SPL-55548)	Louisiana State University and Agricultural and Mechanical College (10)	32	42.00	$163,800.00
N	Evaluated	2	Cajun Softwash LLC (SPL-46048)	Louisiana State University and Agricultural and Mechanical College (10)	32	42.00	$173,550.00
N	Evaluated	6	Genesis 360 LLC (SPL-29891)	Louisiana State University and Agricultural and Mechanical College (10)	32	42.00	$180,000.00
N	Evaluated	5	Freedom 6 LLC - Rolling Suds of New Orleans - Slidell (SPL-57874)	Louisiana State University and Agricultural and Mechanical College (10)	32	42.00	$204,350.00
N	Evaluated	15	3 N 1 Solutions LLC (SPL-63024)	Louisiana State University and Agricultural and Mechanical College (10)	32	42.00	$214,600.00
N	Evaluated	11	Neighborhood Creations Contracting LLC (SPL-63123)	Louisiana State University and Agricultural and Mechanical College (10)	32	42.00	$230,000.00
N	Evaluated	17	Dynamic Constructors LLC (SPL-05381)	Louisiana State University and Agricultural and Mechanical College (10)	32	42.00	$233,640.00
N	Evaluated	3	Adam Warren - ADO Construction Inc (SPL-63224)	Louisiana State University and Agricultural and Mechanical College (10)	32	42.00	$237,000.00
N	Evaluated	4	Elite 360 Construction Services LLC (SPL-63133)	Louisiana State University and Agricultural and Mechanical College (10)	32	42.00	$262,048.75
N	Evaluated	14	Elite Solutions LA (SPL-63200)	Louisiana State University and Agricultural and Mechanical College (10)	32	42.00	$273,412.00
N	Evaluated	12	JMO Commercial Services LLC - ReNew Solutions Commercial (SPL-06289)	Louisiana State University and Agricultural and Mechanical College (10)	32	42.00	$276,445.00
N	Evaluated	13	Ashley Smith Construction LLC (SPL-40672)	Louisiana State University and Agricultural and Mechanical College (10)	32	42.00	$374,130.00
N	Evaluated	1	EcoBrite Services LLC (SPL-62921)	Louisiana State University and Agricultural and Mechanical College (10)	32	42.00	$419,772.59

Campus Map - Addendum 01

