



**DATE:** July 13, 2026

**TO:** GEORGEANNE A. WHITE, City Manager  
Office of the Mayor & City Manager

**THROUGH:** NICHOLAS D. MASCIA, PE, TE, PTOE, Assistant City Manager  
Office of the Mayor & City Manager

**FROM:** PAUL AMICO, PE, Director  
Department of Public Utilities 

**BY:** JAMES C. VERROS, Assistant Director   
Department of Public Utilities - Solid Waste Management Division

**SUBJECT:** UNIQUELY QUALIFIED DETERMINATION FOR STREET SHINE SOLUTIONS, INC. TO PROVIDE COMPREHENSIVE DEEP-CLEAN PRESSURE WASHING SERVICES NOT TO EXCEED \$350,000

The purpose of this memorandum is to request authorization from the City Manager to bypass the City's standard Request for Proposals process set forth in Administrative Order 6-28 and to designate Street Shine Solutions, Inc. as uniquely qualified to perform comprehensive deep-clean pressure washing services within the Tower District. The proposed services agreement will be in an amount not to exceed \$350,000 in accordance with Exhibit A.

The Department of Public Utilities is implementing an enhanced cleaning program within the Tower District to improve the appearance, cleanliness, and safety of public sidewalks and related paved surfaces. The required services include deep cleaning to remove accumulated grease, staining, organic debris, and other contaminants while complying with stormwater regulations, traffic control requirements, and the City's performance standards.

Street Shine Solutions, Inc. is uniquely qualified to provide these services for the following reasons:

1. Specialized Equipment Required to Perform the Work

The Scope of Work requires commercial-grade equipment capable of performing high-temperature, high-volume pressure washing necessary to remove embedded contaminants while maintaining efficient production rates throughout the Tower District. Street Shine Solutions possesses industrial-grade equipment capable of producing approximately 5,000 PSI at 210 degrees Fahrenheit and 28 GPM, allowing the contractor to effectively perform the required deep-clean restoration services while minimizing impacts to businesses, residents, and pedestrians.

Department staff conducted market research by contacting multiple regional pressure washing contractors regarding their capabilities. Although several companies offered general pressure washing services, none possessed equipment with comparable pressure, temperature, and flow capabilities necessary to perform the required deep-clean services identified in the Scope of Work.

2. Demonstrated Ability to Meet the City's Performance Standards

The Department recently conducted a pilot cleaning operation utilizing Street Shine Solutions to evaluate the firm's ability to perform the required services. The pilot demonstrated the contractor's ability to effectively remove accumulated dirt, grease, staining, and other surface contaminants while operating safely within an active public environment. The results confirmed the firm's ability to meet the Department's operational expectations and quality standards for this program.

3. Immediate Operational Readiness

Street Shine Solutions maintains specialized equipment, trained personnel, and operational capacity necessary to immediately begin performing services upon contract execution. This capability allows the Department to promptly implement enhanced cleaning services in the Tower District without delays associated with equipment acquisition, contractor mobilization, or additional operational preparation.

4. Limited Availability of Comparable Services

Based on the Department's market research, Street Shine Solutions is the only known contractor currently capable of providing the combination of specialized equipment, demonstrated performance, and immediate operational capability necessary to perform the services required by the Department. Conducting a formal competitive solicitation would likely delay implementation of the program without resulting in meaningful competition from contractors capable of satisfying the City's requirements.

The proposed agreement will provide deep clean pressure washing services in accordance with Exhibit A.

Because Street Shine Solutions possesses specialized equipment not readily available from other providers, has successfully demonstrated its ability to perform the required services, and is immediately capable of implementing the City's enhanced cleaning program, they are uniquely qualified to provide the services required.

Approval of this uniquely qualified determination is recommended.

☒ Approved

☐ Denied

  
Georgeanne A. White, City Manager

7/14/26  
Date

Attachment:

Exhibit A – Professional Services Proposal

## Exhibit A

### Statement of Work (SOW): Deep Clean Street Pressure Washing Services

#### 1) Project Overview / Purpose

Provide deep clean street pressure washing services to remove accumulated debris, staining, and surface contaminants from public sidewalk areas to improve cleanliness, reduce odors, and support community appearance.

#### 2) Locations / Service Area

Contractor shall pressure wash streets and/or related paved surfaces at the following locations:

- **Primary service area(s):** Tower District designated areas Olive (Van Ness to Palm) Wishon (Olive to Hedges) Van Ness (Home to Floradora) Fulton (Alhambra to Olive)
- **Surface types included:** Public sidewalks and designated driveways

#### 3) Scope of Work

Contractor shall furnish all labor, supervision, equipment, tools, water, fuel, and materials necessary to perform:

- **Pre-service site review** to identify access constraints, drainage inlets, sensitive areas, and traffic/pedestrian considerations.
- **Pressure washing operations** using appropriate pressure/flow and nozzle selection for the surface type.
- **Targeted cleaning of:**
  - Public sidewalks
  - Areas with staining and/or odors (as directed)
- **Debris management** including collection and proper disposal of removed solid debris (trash, sediment, organic material) generated or mobilized by washing.
- **Protection of storm drains** per Section 6 (Stormwater & Environmental Requirements).
- **Post-service inspection** and touch-up cleaning as needed to meet acceptance criteria.

#### 4) Deliverables

Contractor shall provide:

1. **Work Plan / Schedule** (initial and updates): planned routes/locations, dates, and hours.
2. **Daily Service Logs** (submitted [daily/weekly]):
  - date/time on site

- exact location(s) serviced
  - estimated area cleaned (blocks, lane-feet, or square footage)
  - equipment used and crew count
  - issues encountered, photos before/after (recommended)
3. **Incident Reports:** spills, property damage, near misses, complaints, or safety events within 24 hours.
4. **Monthly Summary Invoice Packet:** invoice + service log summary + any required supporting documentation.

#### 5) Performance Standards / Acceptance Criteria

Work will be accepted when:

- Visible loose debris and residues mobilized by washing are **collected/managed** and **not left in gutters** or concentrated near inlets.
- Cleaned areas show a **material improvement** from baseline condition (appearance and odor reduction where applicable), consistent with surface limitations.
- No damage occurs to pavement markings, signage, fixtures, landscaping, or adjacent property due to improper pressure or techniques.
- No prohibited discharges occur (see Section 6).
- Required documentation (logs/photos) is complete and submitted on time.

#### 6) Stormwater & Environmental Requirements

Contractor shall comply with all applicable stormwater and environmental regulations and shall:

- Prevent wash water, sediment, and pollutants from entering the **storm drain system** unless explicitly allowed under an approved method.
- Use best management practices (BMPs), which may include (as applicable):
  - berms, inlet covers, filter socks, vacuum recovery units
  - dry cleanup/pre-sweeping prior to washing
  - containment and recovery of wash water
- Dispose of collected debris and recovered water **lawfully** at an approved facility.
- Use cleaning agents **only if authorized** in writing by the City; provide SDS sheets and dilution rates; ensure products are appropriate for urban runoff controls.

#### 7) Hours of Work / Noise / Community Impacts

- **Service hours:** 6:00AM-12:00AM (Monday-Sunday)

- Contractor shall minimize impacts to residents and businesses, maintain access where feasible, and coordinate closures in advance when required.
- If night work is required, contractor shall meet local noise requirements and use appropriate lighting.

#### **8) Traffic Control / Public Safety**

- Contractor shall provide and implement a **Traffic Control Plan (TCP)** when working in or near travel lanes, consistent with applicable standards (e.g., MUTCD/Caltrans, as required by the City).
- Maintain safe pedestrian routes; place cones/signage; use flaggers when warranted.
- Secure hoses and equipment to prevent trip hazards.

#### **9) Coordination & City Support**

City will provide (if applicable):

- Designated points of contact and work authorization process
- Access to hydrants or approved water fill locations [if provided]
- Priority cleaning locations and special instructions Contractor will coordinate with City staff regarding schedule changes, access, and complaints.

#### **10) Equipment & Staffing Requirements**

Contractor shall use commercial-grade equipment suitable for street applications, such as:

- pressure washer(s) with 5000 PSI at 210 Degrees and 28 GPM capabilities
- optional: vacuum recovery/streetsweeper support (if required)
- water tank(s) if no hydrant access
- appropriate nozzles/surface cleaners to avoid etching concrete or damaging asphalt

#### **11) Quality Control**

Contractor shall designate a supervisor responsible for:

- on-site QA checks
- confirming BMPs are deployed
- addressing re-clean requests within two business days at no additional cost when work fails acceptance criteria

#### **12) Safety, Licensing, and Insurance (placeholder)**

Contractor shall maintain:

- required business licensing and any applicable certifications
- worker safety program and PPE

- insurance meeting City requirements (general liability, auto, workers' comp) with City named as additional insured where required

**13) Pricing Structure**

- **Fixed price:** Completed Project  
Include: mobilization, water, disposal, traffic control, and BMPs (state what's included/excluded).

**14) Term, Scheduling, and Ordering**

- **Contract term:** 8/1/2026 to 6/30/27
- **Work authorization:** by task order/work order from City
- **Response time:** As stated

**15) Out of Scope**

- Graffiti removal from vertical surfaces
- Hazardous waste remediation
- Repair of pavement, markings, or drainage infrastructure
- Cleaning inside private property boundaries without authorization