



**Request for Proposal
Street Cleaning and Related Services
Clean Team Ambassadors Program**

**CLIENT: DOWNTOWN ALBANY BUSINESS IMPROVEMENT DISTRICT, INC.
21 LODGE STREET, 1st FLOOR
ALBANY, NY 12207**

BACKGROUND

The Downtown Albany Business Improvement District, Inc. (BID) is an independent not-for-profit 501 (c) (3) organization comprising of property owners and businesses in the downtown Albany business district. Established in 1996, the BID's mission is to restore, promote and maintain the character and viability of downtown Albany and improve the quality of life and overall image for all those who live, work and visit the Capital City of Albany. Working in partnership with businesses, property owners, cultural institutions and organizations, government agencies and elected officials, the BID works to make Albany's downtown historic district clean, safe and friendly.

The Downtown Albany BID Clean Streets program, implemented in 1996, is a core offering to our stakeholders throughout the district. The successful bidder will be expected to carry on and improve upon the current level of service.

GOAL

The BID requires a Downtown BID specific OSHA/DOT color compliant safety uniformed service known as the ***Clean Team Ambassadors*** whose primary function is sidewalk clean-up, including litter pick up, sweeping, weeding; code and maintenance reports, bagging of trash, etc; (see attached exhibit B). The ***Clean Team Ambassadors*** will supplement city services, will report directly to the BID's Operations Manager and will work in conjunction with the City of Albany Department of General Services. It is important the Contractor be familiar with City services understanding the contract is to augment, not replace, those services.

In addition, the **Clean Team Ambassadors** will provide assistance to visitors in the form of directions, tourist information and other related matters. Further, working with the BID Operations Manager, Albany Police Department’s Community Outreach officer assigned to the District and other police department personnel, the **Clean Team Ambassadors** will act as additional “eyes and ears” for the purpose of identifying and reporting life safety issues or unusual and suspicious behavior.

INVITATION

Your firm is invited to submit a proposal to supply cleaning and maintenance services to the Downtown Albany Business Improvement District.

SCOPE OF SERVICES AND RESPONSIBILITIES

- a) Contractor agrees to provide 7 day per week staffing for the purpose of performing exterior maintenance and clean-up services, as detailed in *Exhibit B*, for the Downtown Albany Business Improvement District in the City of Albany, New York as outlined in *Exhibit A*. The program calls for daily service, except for holidays noted below. Contractor agrees to maintain an office within the District or detail in full how logistical concerns will be addressed should another office location be used.
- b) The **Clean Team Ambassadors** may also be deployed to assist with prepping for special events upon request within the District boundaries for the purpose of performing duties described above. Contractor will provide the BID with staffing assignments for special events two (2) weeks prior to the event.
- c) Due to seasonal factors and other considerations, the BID requires specific laborer hours outlined in *Exhibit C*. Proposals should include pricing for these fluctuations.
- d) Contractor is to provide BID with no more than the proposed services as detailed in contractor’s proposal without the written request and consent of BID.
- e) Regardless of holidays observed by the BID office, the Contractor will generally **not** be required to provide services on the following federal holidays except in the case of special events landing on any listed holiday:

New Year’s Day
Memorial Day
Independence Day
Labor Day

Thanksgiving Day
Christmas Day
Juneteenth

- f) In the case of inclement weather where outdoor work becomes unreasonable, indoor work such as preventative maintenance and equipment repair, BID-specific training and training required by law will be assigned. Should no such work exist, it will be the Contractor's responsibility to alert the BID and, upon "agreement" with the BID, Contractor will dismiss workers for the day if it is determined such inclement weather will not clear, and no other responsibilities exist. Contractor will be responsible to make up such hours at another time and document it to the BID.

TERM

The term of this contract shall be one (1) year, from January 1st, 2027 to December 31st, 2027 with two (2), one (1) year renewal options.

REQUIRED INFORMATION FOR PROPOSALS

1. BID will provide two (2) high visibility polo shirts, and a winter parka that Contractor's staff must keep clean and well maintained.
2. A complete and detailed Staffing and Execution Plan detailing equipment (including specs, number and type of mechanized equipment and proposed use), hours of operation per week, proposed schedule of staffing to address hours outlined in Exhibit C and key times (early morning clean – up, after lunch hour, etc.). Description of seasonal uniforms and accessories, and other such details Contractor deems necessary to demonstrate competence to successfully operate the program.
3. A summary of the qualifications of staff to be assigned to the positions.
4. Letters of recommendation from owners of companies served by the Bidder and other appropriate parties attesting to the Bidder's ability and competence in the operation and management of cleaning and maintenance services.
5. Proof of insurance in the amount of \$1 million in general liability and \$1 million in property damage. The BID may, at its discretion, request the following information from bidders:
 - a) Evidence of compliance with applicable ordinances, statutes, acts and codes, including but not limited to those pertaining to minimum/prevaling wages, fair labor practices, equal employment opportunity, affirmative action, environmental protection, federal, state and local safety and OSHA regulations including, but not limited to Material Safety Data Sheets (MSDS).
 - b) Copies of necessary certificates, permits, licenses, approvals and other documents authorizing them to conduct business in the State of New York.
 - c) Meet specific training requirements as it relates to the operation of machinery and driving.

- d) Evidence of financial stability, including, without limitation, audited financial statements prepared by an independent Certified Public Accountant.

QUALIFICATIONS

The BID will consider proposals from all interested bidders that provide a completed application and present adequate evidence or demonstrate basic qualifications to manage and operate the Clean Team Ambassadors Program. Bidders must submit three copies of their proposal with qualifications by **Friday, September 25th at 3:00 pm**. Immediately thereafter, interviews may be scheduled for the 1st and 2nd week of October 2026.

The selection of the Downtown Albany BID's Contractor is solely at the discretion of the BID Board. Preference will be given to firms in or near the District as well as to those with documented direct experience with such a program. The BID reserves the right to consider all or part of any proposal, and is under no obligation to accept any or all proposals. The BID reserves the right to negotiate further with any bidders subsequent to the receipt of the proposals. Final determination will be awarded after approval by the BID Board of Directors at the October 2026 BID Board meeting.

Proposal Due: 3:00 pm on Friday, September 25th, 2026

Location: Downtown Albany BID
21 Lodge Street, 1st Floor
Albany, NY 12207

Contact: Don Wilson, Operations Manager
(518) 465-2143, ext. 112
(518) 465-0139 FAX
dwilson@downtownalbany.org

Submit To: Don Wilson, Operations Manager
Downtown Albany BID
21 Lodge Street, 1st Floor
Albany, NY 12207

All telephone inquiries should be directed to the contact person.

Exhibit A

Downtown Albany BID Boundaries = green shaded area



Exhibit B

Downtown Albany BID Specific Scope of Services

Note: All services are supplemental to the city and property owner responsibilities

Daily

- Sidewalk sweeping (pan and broom)
- Litter pickup
- Bagging of trash when necessary
- Removal of handbills from bus shelters, poles, mailboxes, etc.

As Needed

- Cell phones required to report issues via text or photos to the BID Operations Manager - including but not limited to, broken sidewalks, curbs; potholes in roads; damaged trash cans, fences, barriers; dead flowers or shrubs, newspaper vending machines, telephones, light poles, directional and other signage; uncollected grass/shrub clippings; overgrown vegetation; painting needs of street fixtures, furniture, graffiti, mailboxes, code infractions, etc.
- Incident Reports of accidents and unusual or suspicious behavior, pan-handling, homelessness, loitering, and harassing behavior,
- Power washing sanitization

Seasonal

- Weed trimming/whacking and pulling

Miscellaneous

- Distribution of various BID notices, flyers, pamphlets, etc. as needed
- Occasional assistance with placement, moving and/or storage of various seasonal and holiday décor/banners/tents, public art, etc.
- Greet visitors and offer assistance & directions
- Supervisor attend BID staff meetings and other relevant meetings