

JULY 2026

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REQUESTS FOR PROPOSALS

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RFP 26-01

Historic Union Station Exterior Cleaning & Pressure Washing Services

JRA is soliciting proposals from qualified contractors to provide comprehensive exterior cleaning and pressure washing services for Historic Union Station, located at 300 West Capitol Street, Jackson, Mississippi. The scope of work includes the cleaning of exterior masonry and brick surfaces, brick pavers, concrete sidewalks, ramps, plazas, entryways, and other related exterior hardscape and building surfaces.

JRA JACKSON
REDEVELOPMENT AUTHORITY

300 W. Capitol Street, Suite 200
Jackson, MS 39201
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JACKSON REDEVELOPMENT AUTHORITY

300 W. Capitol Street • Suite 200 • Jackson, Mississippi 39203

REQUEST FOR PROPOSALS (RFP)

Historic Union Station Exterior Cleaning & Pressure Washing Services

RFP Number: 26-01

Issue Date: **July 13, 2026**

Proposal Due: **July 20, 2026, 5:00 PM CST**

Award / Notice to Proceed: **July 24, 2026**

Project Completion Deadline: **August 15, 2026**

SECTION 1 – PROJECT OVERVIEW

The Jackson Redevelopment Authority (JRA) is soliciting proposals from qualified contractors to provide comprehensive exterior cleaning and pressure washing services for **Historic Union Station**, located at **300 West Capitol Street, Jackson, Mississippi**. The scope of work includes the cleaning of exterior masonry and brick surfaces, brick pavers, concrete sidewalks, ramps, plazas, entryways, and other related exterior hardscape and building surfaces.

The objective of this project is to restore the appearance of the facility while protecting its historic character through the use of appropriate cleaning methods and environmentally responsible practices. Contractors shall provide all labor, equipment, materials, and incidentals necessary to complete the work in accordance with the specifications outlined in this Request for Proposals (RFP).

SECTION 2 – SITE VISIT

Contractors are required to conduct a site visit to familiarize themselves with existing site conditions prior to submitting a proposal. By submitting a proposal, the Contractor attests that it has visited the site and has sufficient knowledge of the existing conditions to perform the work. To schedule a guided site visit, contact JRA at **601-960-1815**. Failure to inspect the site shall not relieve the Contractor of responsibility for accurately estimating the scope of work or performing the work as required under the contract.

SECTION 3 – HISTORIC PRESERVATION REQUIREMENTS

Historic Union Station is a designated historic structure. All work performed under this agreement shall comply with all applicable requirements of the **Mississippi Department of Archives and History (MDAH)** and the **Secretary of the Interior's Standards for the Treatment of Historic Properties**. Contractors shall use cleaning methods, equipment,

detergents, and pressures that are appropriate for historic masonry and other historic building materials and that will not damage, discolor, erode, or otherwise adversely affect the building or surrounding hardscape.

The use of abrasive cleaning methods—including, but not limited to, sandblasting, grinding, high-abrasive media blasting, wire brushing, or any other destructive cleaning technique—is strictly prohibited. Cleaning solutions shall be compatible with historic materials and applied in accordance with manufacturer recommendations.

Prior to beginning production work, the Contractor shall perform one or more test patches at locations designated by JRA. No full-scale cleaning shall begin until the test patches have been reviewed and approved by JRA and, if required, the Mississippi Department of Archives and History. Any work found to damage historic materials or fail to meet project requirements shall be corrected by the Contractor at no additional cost to JRA.

The Contractor shall be solely responsible for protecting adjacent building elements, landscaping, windows, fixtures, and pedestrian areas throughout the project and shall immediately report any unforeseen conditions or damage discovered during the course of the work.

SECTION 4 – INSURANCE AND LICENSING

Contractors shall maintain a minimum of \$1,000,000 General Liability Insurance, \$1,000,000 Automobile Liability Insurance, Workers Compensation coverage as required by law, and all applicable Mississippi contractor licenses.

SECTION 5 – PROPOSAL SUBMISSION

Proposals shall be submitted electronically in PDF format no later than **July 20, 2026 at 5:00 PM CST** to **bids@jrams.org**. Late submissions will not be considered.

SECTION 6 – EVALUATION CRITERIA

Qualifications and Experience (30 points), Historic Preservation Approach (30 points), Cost (25 points), Schedule and Capacity (15 points).

ATTACHMENT A – PROPOSAL SUMMARY FORM

Company Name: _____

Primary Contact: _____

Phone Number: _____

Email Address: _____

Mississippi Contractor License Number:

Years in Business: _____

Lump Sum Price: _____

Proposed Start Date: _____

Proposed Completion Date: _____

Historic Preservation & Cleaning Methodology

Proposed Cleaning Method: _____

Brick/Masonry PSI Range: _____

Concrete PSI Range: _____

Cleaning Products to be Used: _____

Product Data Sheets Attached: Yes No

Photos of Historic Building Projects Attached: Yes No

Insurance Limits Table

| Coverage | Minimum Requirement |
|-----------------------------------|---------------------|
| General Liability | \$1,000,000 |
| Automobile Liability | \$1,000,000 |
| Workers Compensation | Required by Law |
| Certificate of Insurance Attached | Yes / No |

Historic Preservation Certification

- I understand Union Station is a historic structure.
- I will comply with all MDAH historic preservation requirements.
- I will not use abrasive cleaning methods.
- I will provide product data sheets for all cleaning agents.
- I agree to perform test patches if requested.
- I acknowledge that any damage to historic materials caused by my firm shall be repaired at my firm's expense.

Authorized Representative: _____

Signature: _____

Date: _____

Non-Collusion Affidavit

The undersigned certifies that this proposal was prepared independently and without collusion with any other proposer.

Signature: _____

Conflict of Interest Certification

The undersigned certifies that all actual, apparent, or potential conflicts of interest have been disclosed to JRA.

Disclosure (if any): _____

Signature: _____