

REQUEST FOR BID (RFB)

Move-In Deep Cleaning & Minor Repairs Scope of Work



Quality Inn Hotel
8 Landings Dr
Pittsburgh, PA 15238

Property-Wide Hospitality
Restoration Cleaning, Odor
Mitigation, Inspection & Minor Repairs



1 PROJECT OBJECTIVE



- Provide a full property reset for an older hotel with deferred maintenance and strong odor conditions.
- Deep clean, sanitize, inspect, and perform minor corrective repairs.
- Prepare guestrooms and common spaces for operational readiness.

3 GUESTROOM DEEP CLEANING SCOPE



- Full top-to-bottom wipe down of horizontal and vertical surfaces.
- Light-mist disinfecting of compatible ceilings, walls, and high surfaces using extension tools and flat-mop applicators.
- Carpet restorative shampoo, mechanical agitation, hot-water extraction, and accelerated drying.
- Upholstery restorative cleaning for chairs, sofas, and fabric furnishings.
- Mattress deep cleaning with controlled shampoo / extraction, seam cleaning, inspection, and supported near-vertical drying for airflow.
- Curtain and drapery deep cleaning, vacuuming, shampoo / extraction or material-appropriate cleaning.
- Full cleaning and inspection of furniture, case goods, mirrors, lamps, switches, doors, frames, and windows.
- Appliance cleaning for refrigerator, microwave, and guestroom electronics where present.

5 HVAC / PTAC / ELECTRICAL / FIXTURES



- Clean and inspect PTAC units, covers, filters, coils, pans, and accessible interiors.
- Replace filters and use controlled compressed air and vacuum methods as appropriate.
- Record units as pass / repair / replace.
- Clean and inspect lighting, switches, receptacle covers, and visible electrical fixtures for wear or damage.

7 ODOR MITIGATION & CONDITION INVESTIGATION



- Building-wide odor evaluation during room and area processing.
- Source investigation for carpets, upholstery, mattresses, curtains, PTAC units, drains, wax rings, moisture, plumbing, laundry, kitchen, and other contamination sources.
- Deodorization only after source-removal cleaning and drying.
- Larger deficiencies requiring replacement or specialty remediation to be documented separately.

9 DELIVERABLES



- Room-by-room cleaning and inspection checklist.
- Photo documentation of deficiencies.
- QC review and completion status.
- Summary deficiency log for further maintenance / construction scope.

2 AREAS INCLUDED



- All guestrooms
- Guest bathrooms
- Corridors and stairwells
- Lobby, front desk, and manager's office
- Breakfast dining area and small prep / catering kitchen
- Public restroom near lobby
- Guest laundry and vending area
- Hotel laundry / mechanical support areas
- Elevator lobby and common circulation areas
- Interior and exterior windows and entrance glass
- Mechanical room and electrical room (cleaning/inspection only)

4 BATHROOM RESTORATION CLEANING



- Restorative deep clean of ceilings, walls, vanities, mirrors, sinks, tubs/showers, toilets, flooring, grout, and fixtures.
- Utilize Ecolab QC 93 Acid Bathroom Cleaner or equivalent compatible chemistry where appropriate.
- Heavy-duty powered scrubbing tools and detail brushes for scale, soil, and buildup removal.
- Remove toilet where authorized; inspect flange, wax ring bolts, supply line, shutoff valve, tank and flush components; reset with new wax ring and closet bolts as needed.
- Remove and clean lavatory P-trap; inspect faucet, supply lines, drain line, and shutoffs.
- Clean and jet tub/shower drain as appropriate.

6 COMMON AREAS & SUPPORT SPACES



- Hallways, walls, baseboards, doors, trims, and flooring.
- Lobby floors, reception desk, entry doors, glass, windows, and waiting areas.
- Manager's office and back-office support areas.
- Breakfast area and prep kitchen: counters, seating, cabinets, appliances, and floors.
- Public restroom near lobby to same restorative standard as guestrooms.
- Guest laundry / vending area and hotel laundry room.
- Mechanical and electrical rooms: debris removal, dust removal, housekeeping clean, and visible condition inspection only.
- All windows cleaned inside and outside.

8 MINOR REPAIRS INCLUDED



- Tightening loose hardware and accessories.
- Basic patching, caulking, putty, touch up paint, and finish repair.
- Minor furniture touch-up and marker repair.
- Minor fixture adjustments and readily correctable deficiencies.
- Larger trade, code, plumbing, HVAC, electrical, or construction issues reported separately.

10 CONTRACTOR EXPECTATIONS



- Commercial-grade equipment.
- Experienced hospitality restoration cleaning team.
- OSHA / SDS compliant work practices.
- Daily progress reporting and final walkthrough.



CLEANER ROOMS
HAPPIER GUESTS



RESTORED SPACES
HIGHER STANDARDS



HEALTHIER ENVIRONMENTS
BRIGHTER FUTURES



PROFESSIONAL SOLUTIONS
LASTING RESULTS



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